



Broadlands Road | | Southampton | SO17 3AP

Guide price £310,000



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A superb investment opportunity to acquire a fully licensed four-bedroom HMO generating £1,700 per calendar month in rental income.

Located on Broadlands Road, Swaythling, this well-maintained property is ideally positioned for both students and professionals offering easy access to the University of Southampton, city centre and major transport links.

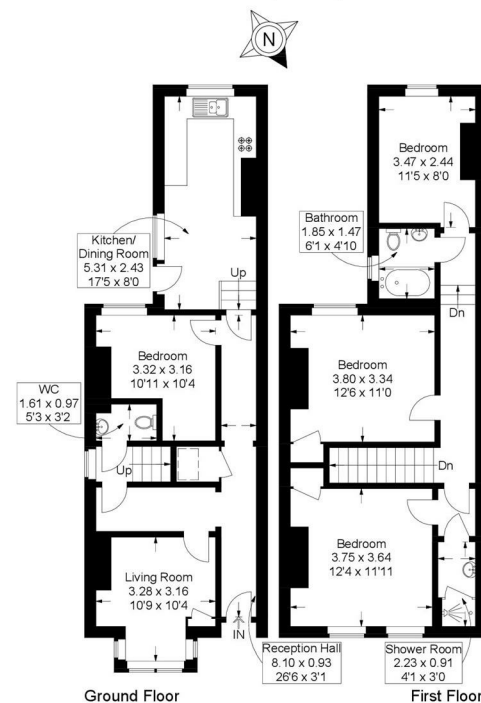
The property is offered furnished and comprises:

- Spacious lounge
- Kitchen/diner
- Four bedrooms

- INVESTMENT OPPORTUNITY – FOUR-BEDROOM HMO WITH TENANTS IN PLACE
- Currently let under an Assured Shorthold Tenancy (AST) until July 2026
- Current Rent: £1,700 per calendar month
- Potential - To increase rent



Broadlands Road, Southampton
Approximate Gross Internal Area = 104.8 sq m / 1128 sq ft
(Excluding Reduced Headroom / Eaves)
Reduced Headroom = 0.4 sq m / 4 sq ft
Total = 105.2 sq m / 1132 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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