



Broadlands Road | | Southampton | SO17 3AP

Guide price £300,000



**KINGSGATE RIDGE**  
ESTATES

# Broadlands Road | Southampton | SO17 3AP Guide price £300,000

A superb investment opportunity to acquire a fully licensed four-bedroom HMO generating £1,650 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:

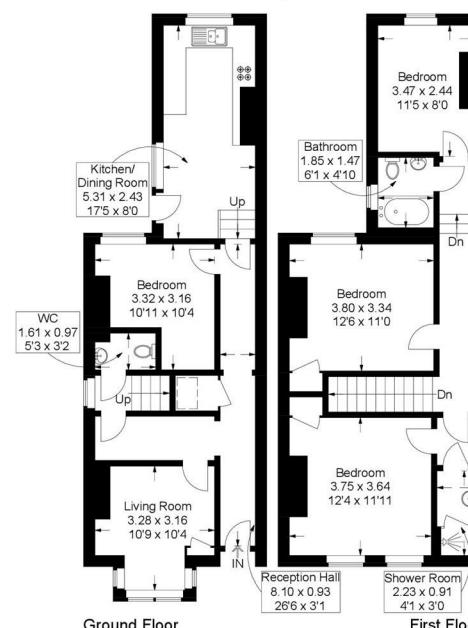
- Spacious lounge
- Kitchen/diner
- Four bedrooms

- **INVESTMENT OPPORTUNITY – FOUR-BEDROOM HMO WITH TENANTS IN PLACE**
- Current Rent: £1,650 per calendar month
- Currently let under an Assured Shorthold Tenancy (AST) until August 2026
- Potential - To increase rent



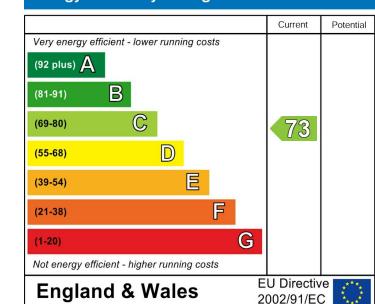
## Broadlands Road, Southampton

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



Reduced headroom below 1.5m / 5'  
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



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