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HERE TO GET *you* THERE



Bedford Place, Southampton

Offers In Excess Of £200,000



****C4/ HMO INVESTMENT PROPERTY** **REFURBISHED 2024**** A three bedroom student apartment situated in the popular student location of The Polygon. Located in close proximity to the city centre and Solent University.

As you enter the property your met with a light and airy open plan lounge/kitchen space. The kitchen is finished to high standard complete in white and blue with integrated oven and hob. Up the small flight of stairs comprises three double bedrooms with ample storage and tiled bathroom with a shower.

12 MONTH TENANCY FROM JULY 1ST 2024 AT £1400 PCM

The property benefits from permit parking, white goods and electric heating. There are a host of local amenities within a short walk from the property.

Tenure Type; Leasehold

Leasehold Years remaining on lease; 101 Years Approx.

Leasehold Annual Service Charge Amount £6522 Approx.

Leasehold Ground Rent Amount, £100 Approx.

Rent Review Period; Every 25 Years from June 2002

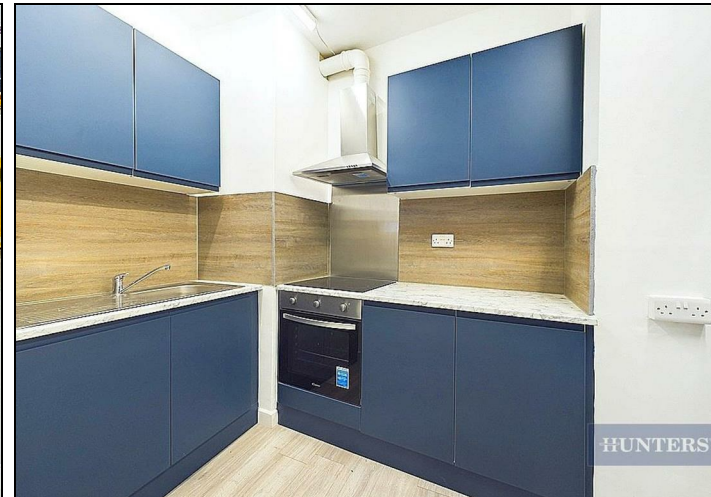
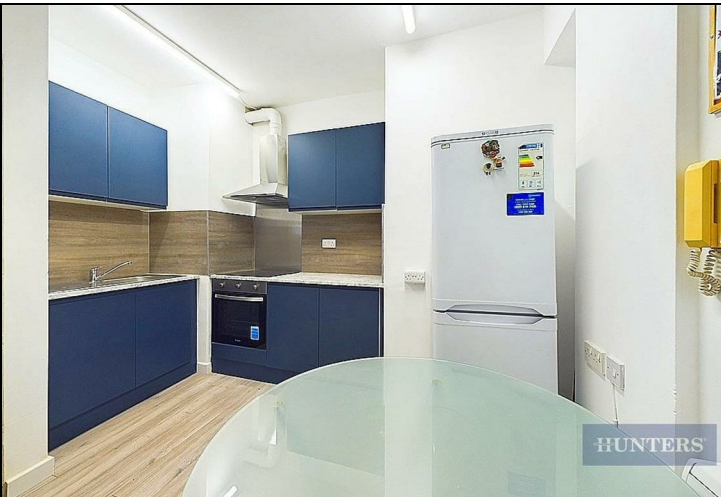
Council Tax Banding; A

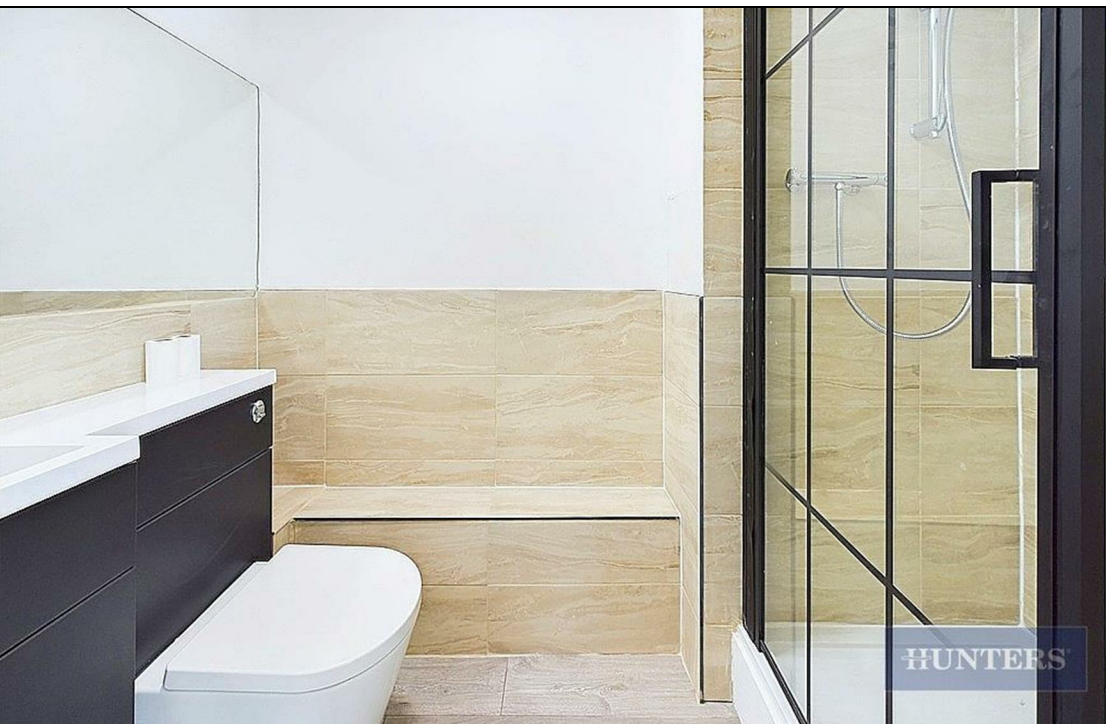
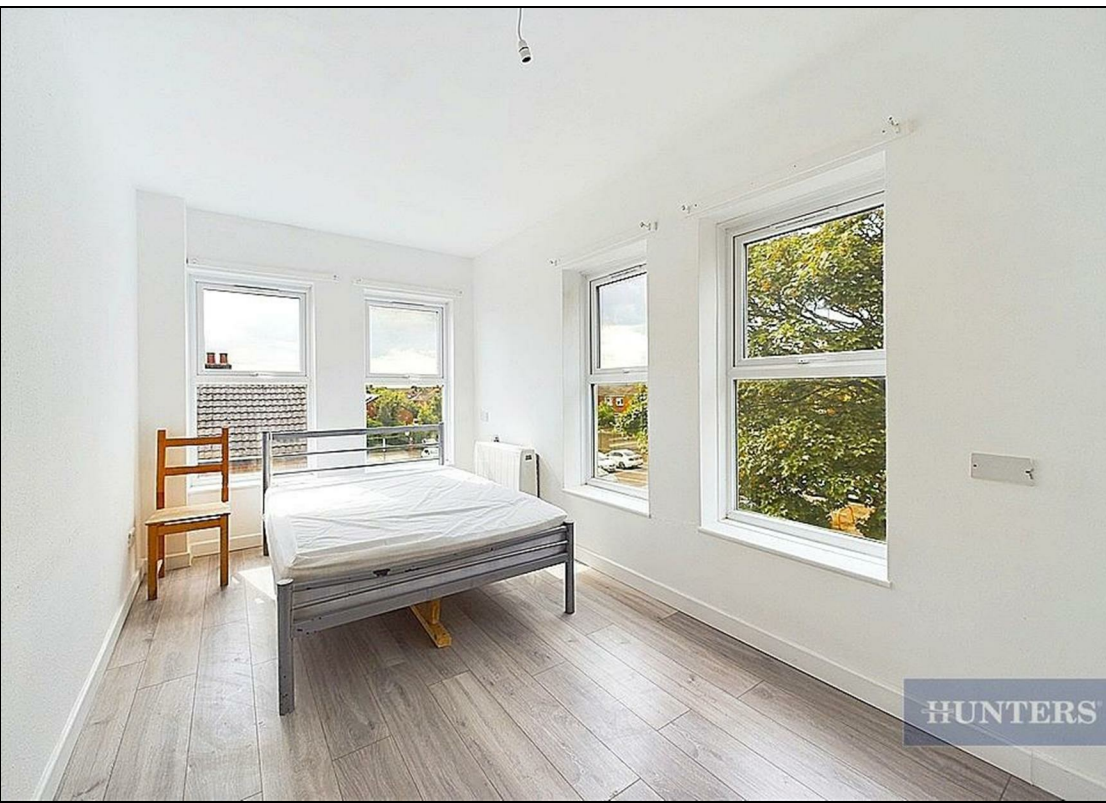
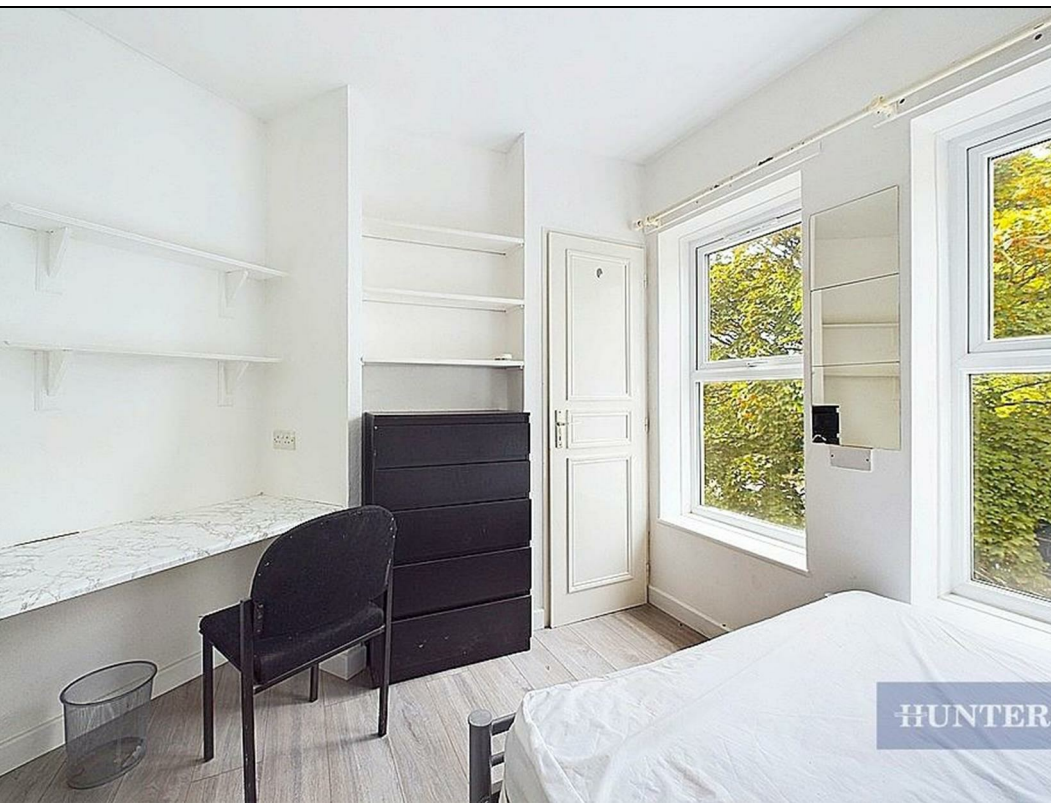
35 Bedford Place, Southampton, Hampshire, SO15 2DG | 02380 987720
southampton@hunters.com | www.hunters.com



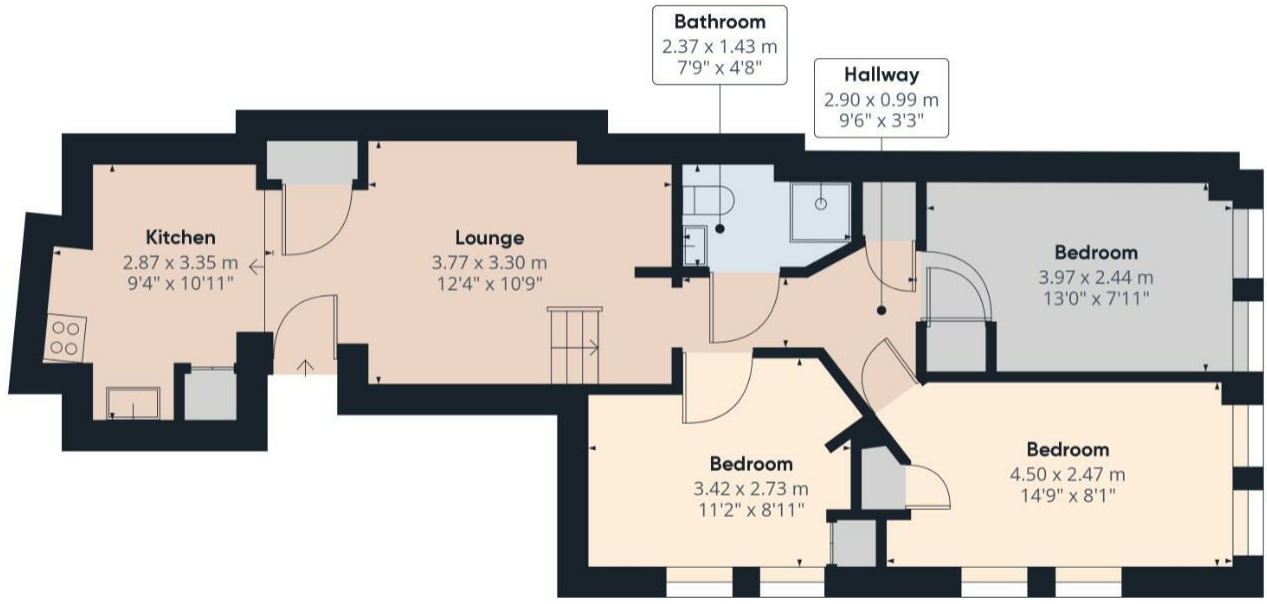
KEY FEATURES

- Great Investment Opportunity
- Three Double Bedrooms
- Open Plan Kitchen/Reception
 - Modern Fitted Kitchen
 - Superb Location
 - New Bathroom
- Double Glazed Windows
 - High Ceilings
- Tenanted at 1400pcm for 12 months
 - Electric Heating





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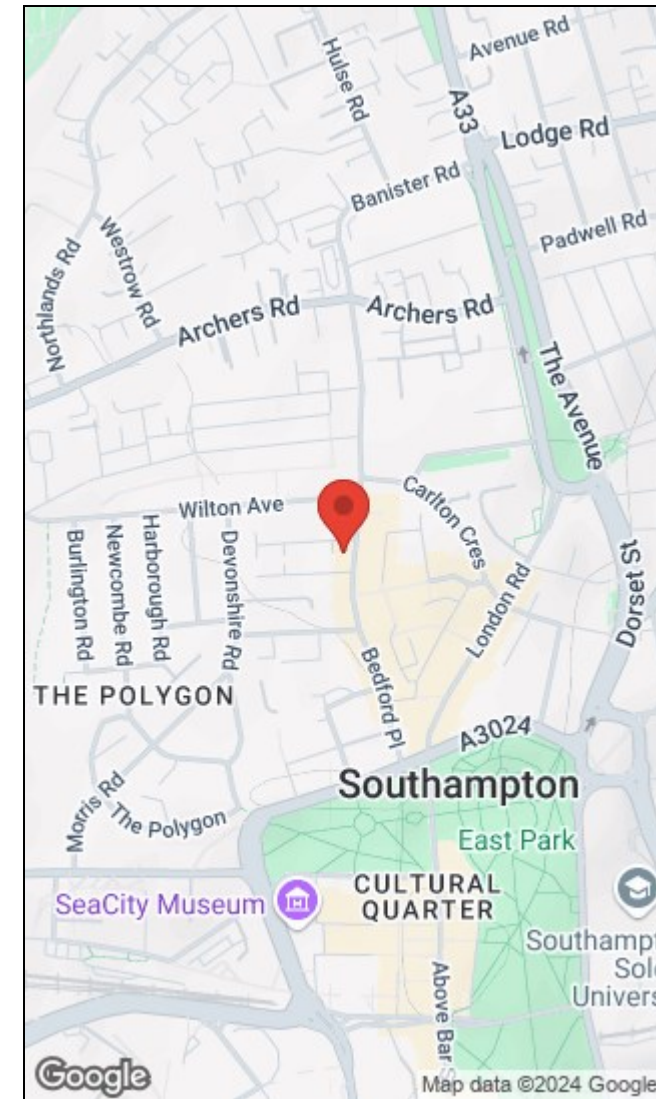


Approximate total area⁽¹⁾
62.59 m²
673.74 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
74	47		
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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