



HUNTERS[®]
HERE TO GET *you* THERE

2 2 2 E

Kent Road, Southampton

Offers In Excess Of £300,000



Offered with no onward chain, this charming property comprises two one-bedroom flats, presenting an excellent opportunity for investors or, those seeking a home with additional flat on rental income.

Both apartments feature hardwood floors throughout and boast open plan living and kitchen areas, double bedrooms, and bathrooms. Each unit has its own private entrance and benefits from double glazing. The ground floor apartment has access to a private decking area at the rear, accessible from their respective kitchens, providing a delightful outdoor space for relaxation and entertaining. Storage heaters are installed throughout both units, ensuring efficient heating.

Situated in a convenient location, the property is within walking distance to Portswood and benefits from easy access to the M27 motorway via Thomas Lewis Way. Off road parking is available for the first floor apartment.

This property presents a fantastic opportunity for investment, with the potential for rental income from both units, or for a homeowner to live in one apartment while generating income from the other. This property is being sold with leasehold units which can be put into one company. The freehold could then be held separately.

TENURE : FREEHOLD & LEASEHOLD

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



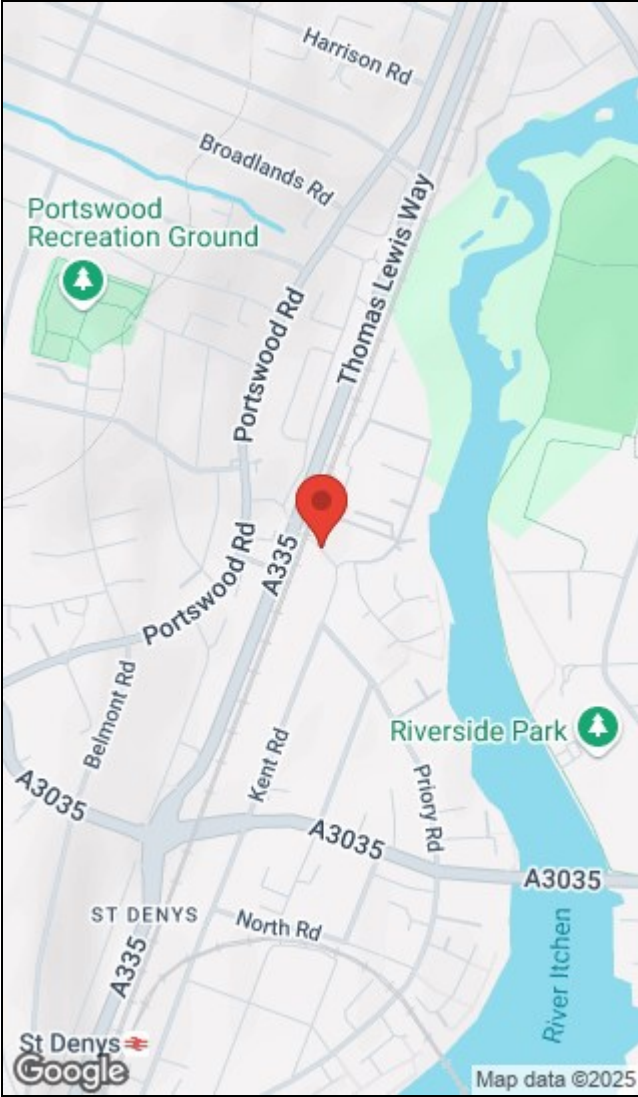
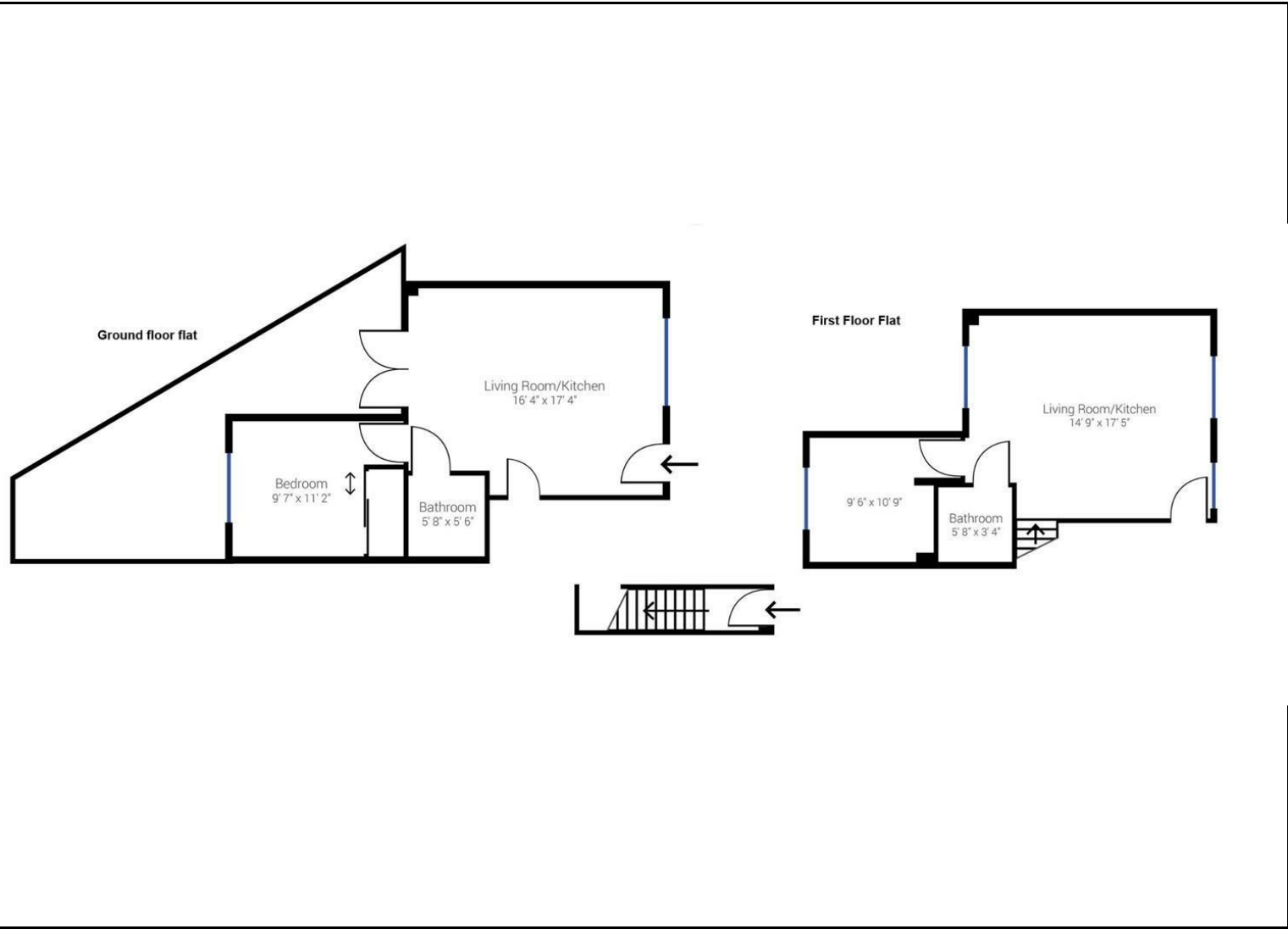
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KEY FEATURES

- Two x One Bedroom Flats
 - Ideal for Investors
 - Tenants in Situ
 - Private Entrances
 - Double Glazed
 - Storage Heaters
- 0.5 miles to Portswood
 - Council Tax: A
- Photos need updating since tenants in situ
 - An early viewing is recommended.







Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(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		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

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