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HERE TO GET *you* THERE



# Livingstone Road, Southampton

Offers In Excess Of £260,000



Positioned in the highly sought-after Inner Avenue, Southampton, this mid-terrace property presents an excellent investment opportunity. Currently let as a three-bedroom HMO until June 2027, it achieves £1,625 per calendar month.

The property offers a well-proportioned double bedroom on the ground floor, complete with a bed, desk, and wardrobe. A spacious open-plan kitchen features patio doors opening onto a private, green garden, While the lounge provides a social hub, ideal for students or sharers, . Upstairs, there are two further bedrooms and a bathrooms with shower unit.

Located close to Southampton city centre, the property is within easy reach of a wide range of amenities including bars, restaurants, and the Westquay Shopping Centre. Southampton Railway Station is nearby, and the M3 is easily accessible via The Avenue. Residents also benefit from excellent green spaces, including Southampton Common, which offers over 300 acres of parkland.

This property represents a rare opportunity to secure a long-term HMO investment in a highly desirable area. Call 02380 987720 to arrange a viewing.

Tenure : Leasehold 860 Years Lease Remaining Approx.

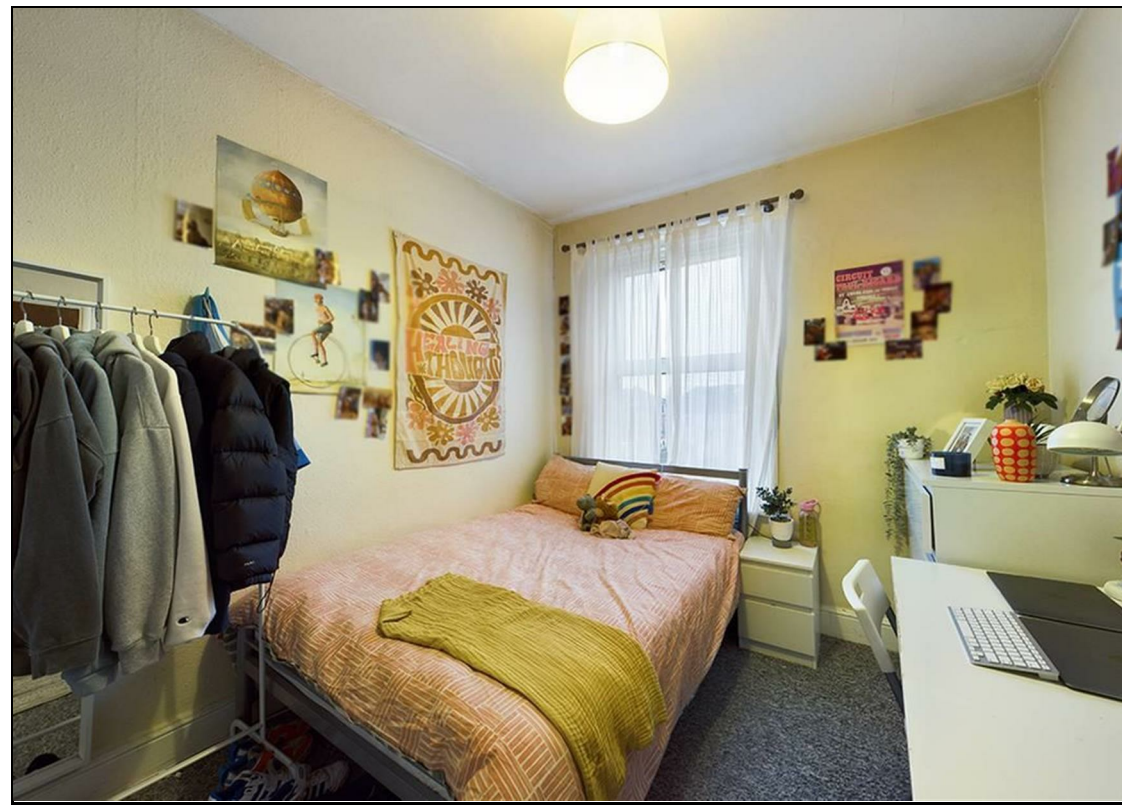


## KEY FEATURES

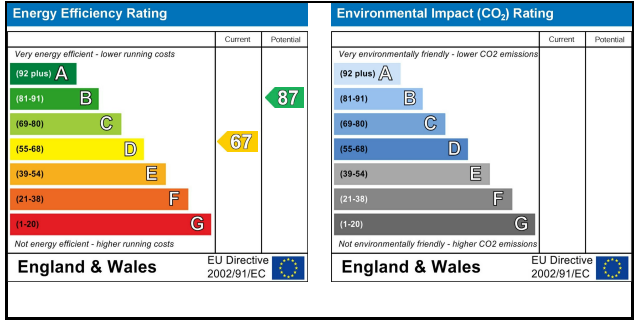
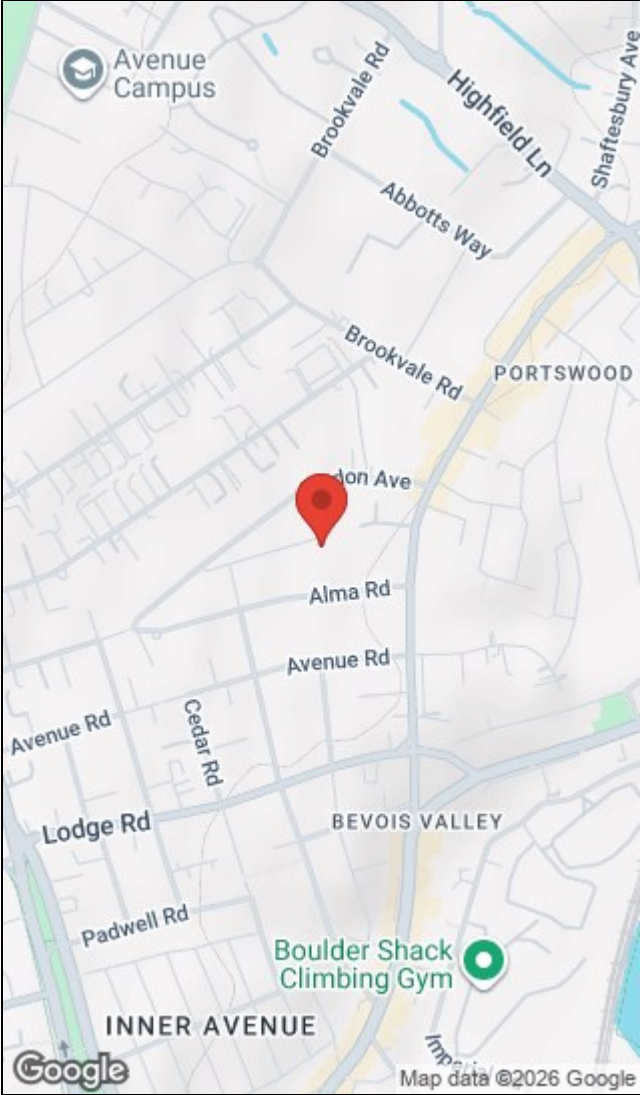
- Mid-terrace HMO investment opportunity
  - Let until June 2027
  - Achieves £1,625 per month
  - Three double bedrooms
  - Spacious open-plan kitchen
  - Kitchen with garden access
    - Close to city centre
    - Easy M3 and rail access
    - Bathrooms upstairs
    - EPC: D (67)











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