ROK MARSH



49 Lumsden Road

, Southsea, PO4 9LN

Asking price £125,000

Investment Opportunity | Tenant in Situ | No Forward Chain

Offered exclusively to investors, this spacious three-bedroom maisonette on Lumsden Road presents an excellent buy-to-let opportunity with a long-term tenant already in residence and wishing to remain. Generating a current rental income of approximately £12,000 per annum, the property provides immediate income from day one without the uncertainty of a void period.

The accommodation comprises a generous lounge, fitted kitchen, three bedrooms and a family bathroom, all presented in good overall condition. Positioned close to local amenities, transport links and Southsea's seafront attractions, the property remains a consistently appealing rental proposition.

A significant advantage is that the sale is offered with no forward chain, allowing for a straightforward purchase process. Furthermore, the seller is prepared to contribute towards, or potentially cover, the buyer's Stamp Duty Land Tax, subject to the agreed purchase price and terms.

This is a rare opportunity to acquire an established investment with proven occupancy, immediate income and a tenant keen to remain in place.

Investor buyers only. Tenant in situ. Sold very well priced as a result.

- Tenant in Situ - Investors Only
- Immediate Rental Income
- Long-Term Occupant Wishing to Stay
- No Forward Chain
- Stamp duty paid for investor (subject to offer)
- Three Bedroom Investment Maisonette
- Spacious Lounge & Separate Kitchen
- Close to Local Amenities & Transport Links
- EPC 'C'
- Excellent Addition to a Buy-to-Let Portfolio

Viewing

Please contact our ROK Marsh Office on 02393233267
if you wish to arrange a viewing appointment for this property or require further information.

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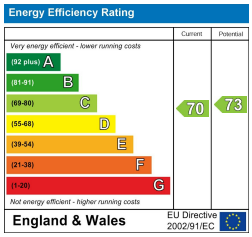
Floor Plan

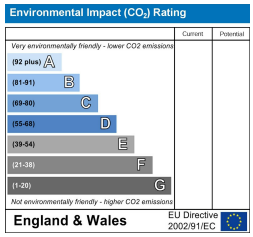


Area Map



Energy Efficiency Graph













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