



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE



# Milton Road, Southampton

Offers In Excess Of £300,000



Investment Opportunity in Polygon - This property is positioned in the highly sought-after Polygon area of Southampton, this mid-terrace property represents an excellent investment opportunity. Currently let as a five-bedroom HMO on a company let which generates a strong rental income of £1,800 per calendar month until 30/06/2028.

The ground floor features two well-proportioned double bedrooms, a spacious open-plan kitchen that serves as a sociable hub, ideal for students or sharers, a downstairs bathroom complete with a bath, and a useful utility area.

Upstairs, the property offers three additional bedrooms and a second bathroom equipped with a shower cubicle, providing added convenience for multiple occupants.

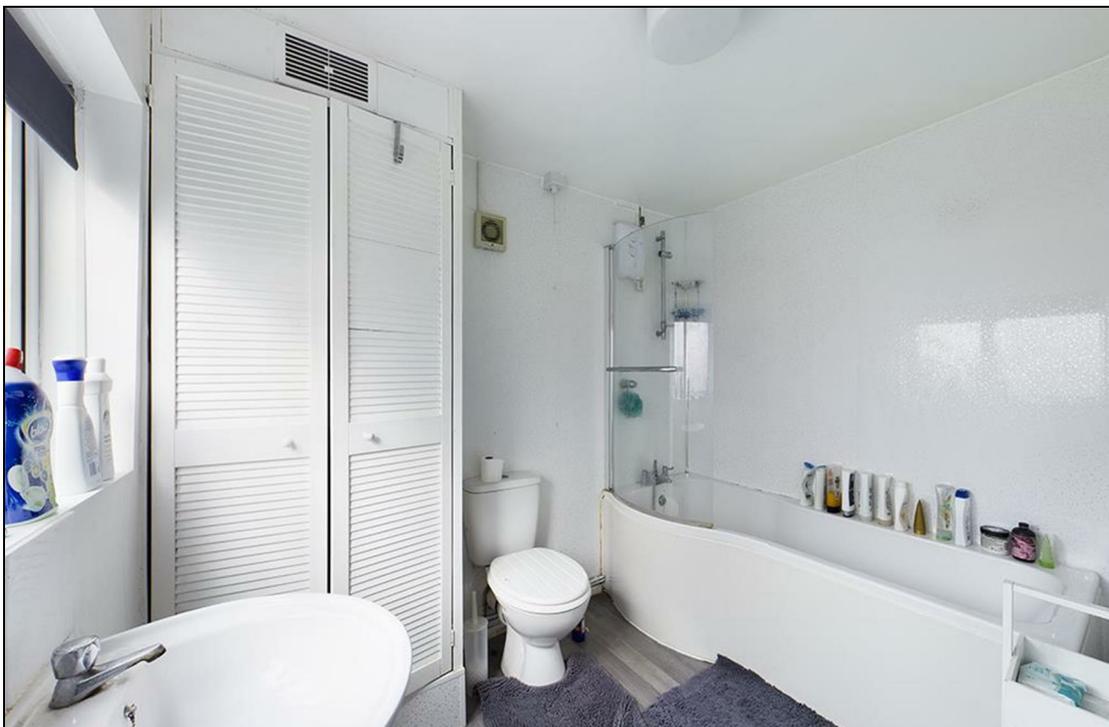
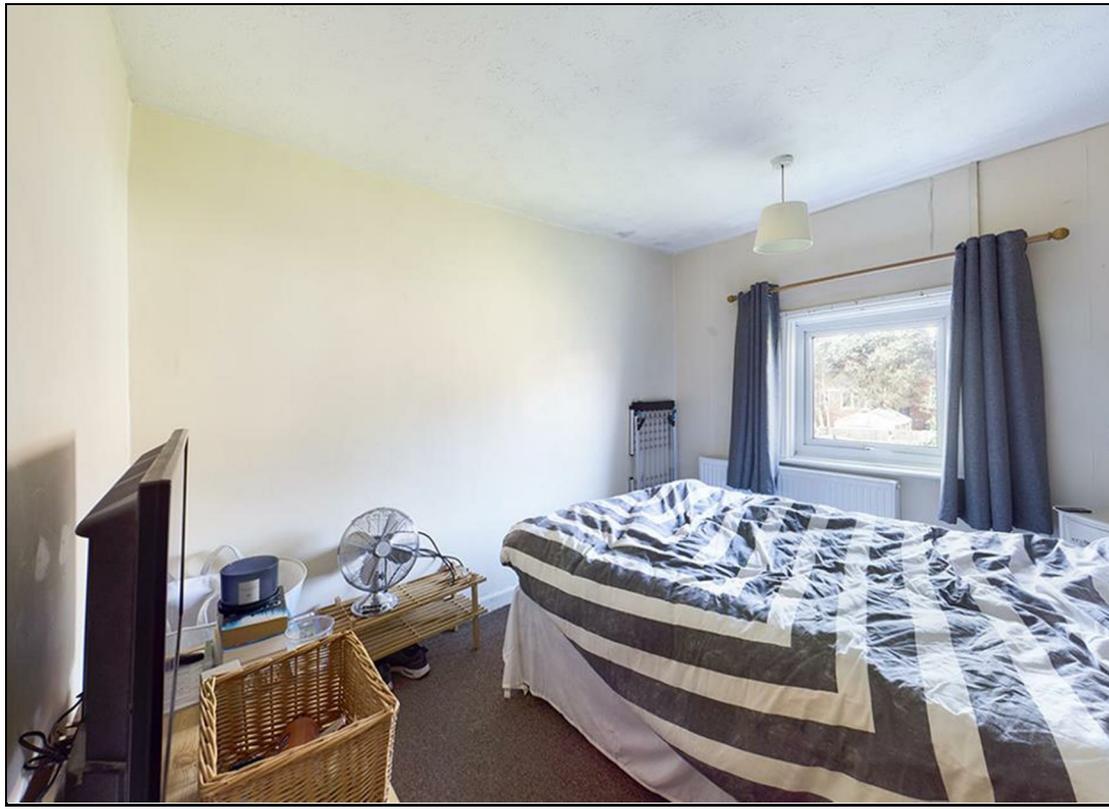
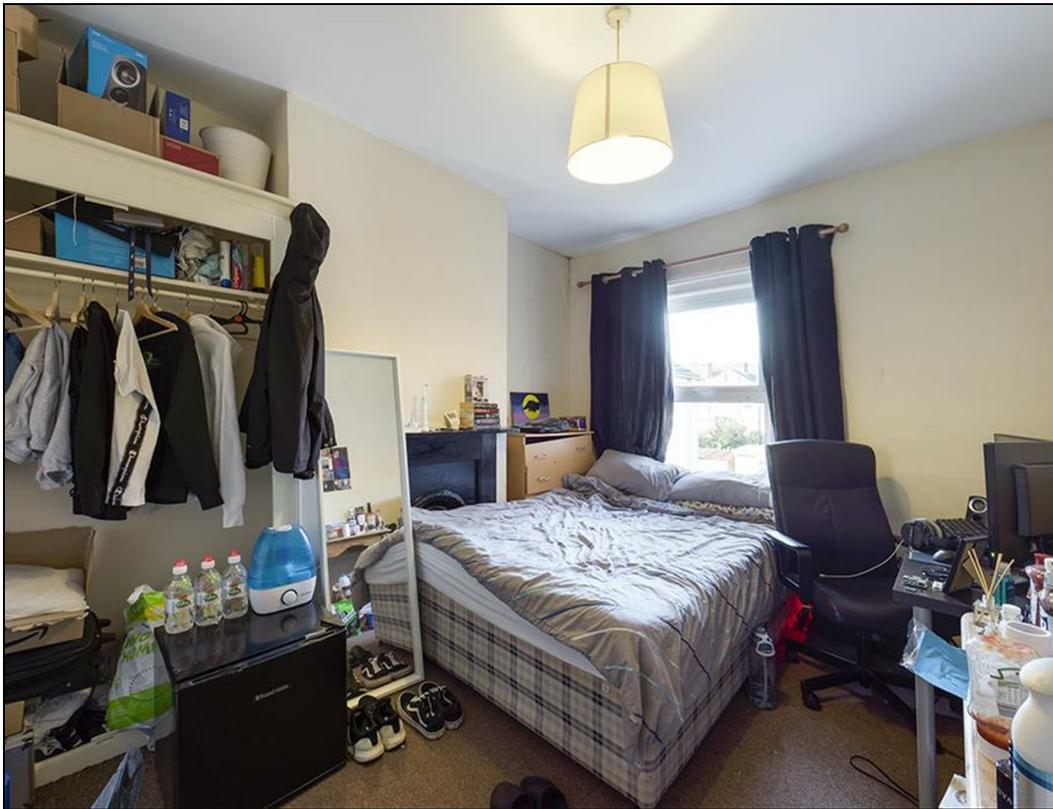
Located close to Southampton city centre, the property is within easy reach of a wide range of amenities including bars, restaurants, and the Westquay Shopping Centre. Southampton Railway Station is nearby, and the M3 is easily accessible via The Avenue. Residents also benefit from excellent green spaces,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

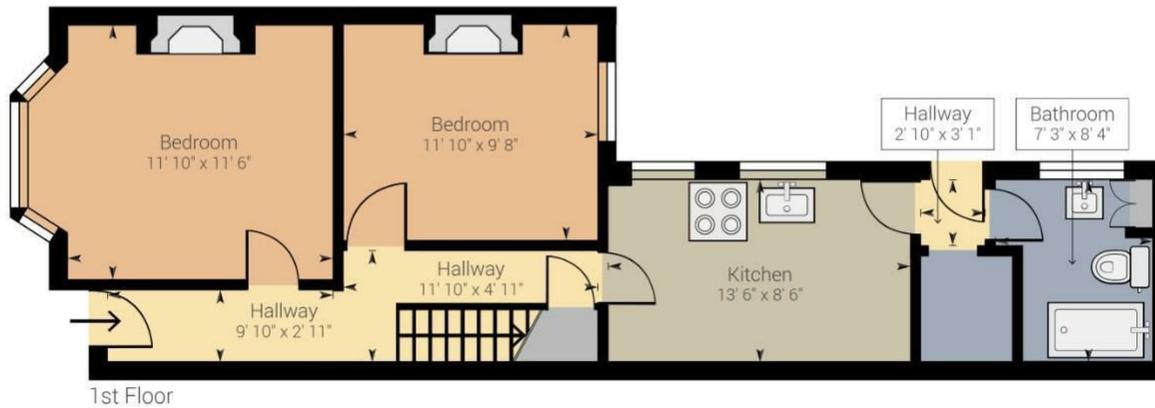
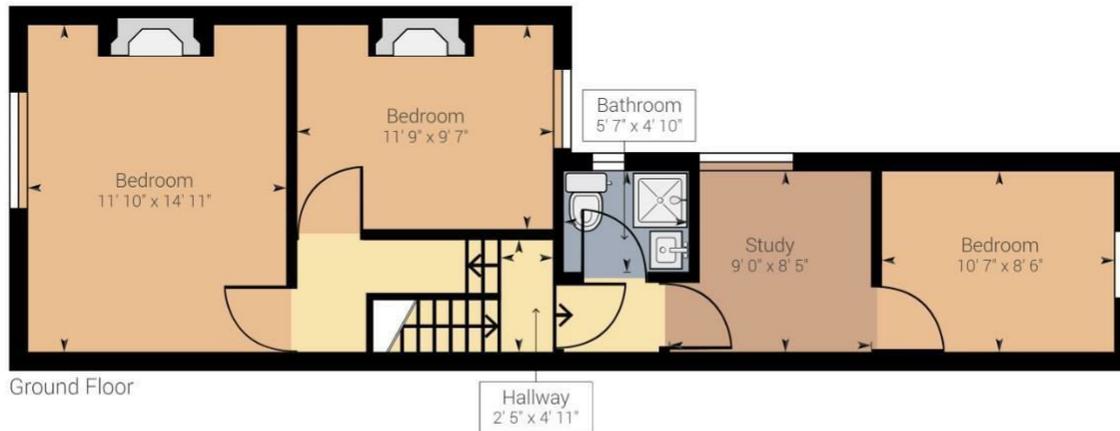
## KEY FEATURES

- Prime Polygon Southampton location
  - Strong £1,800 monthly income
    - Let until June 2028
  - Five-bedroom licensed HMO
  - Spacious open-plan kitchen
  - Two modern bathrooms
    - Close to city centre
  - Near Southampton Station
    - Easy access to M3
- Close to Southampton Common





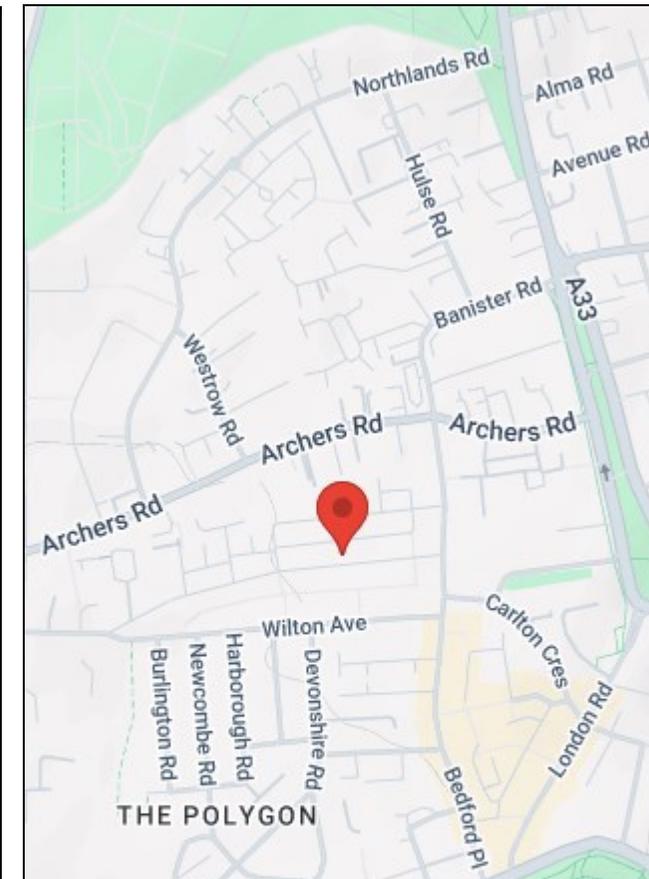




Approximate net internal area: 1096.14 ft<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	63		77
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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