





**Whitworth Crescent, Southampton SO18 1GA**

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*welcome to*

## Whitworth Crescent, Southampton

An exceptional opportunity to acquire a fully tenanted freehold block comprising five self-contained apartments, providing an immediate income-producing investment with established occupancy in place.
Viewing and further investment information available upon request.

**Flat 1**
Spacious three-bedroom apartment
Generous 22 ft lounge
Fitted kitchen/diner
Rear parking allocation
Well-suited to families and professional tenants

**Flat 2**
Two-bedroom apartment
Modern open-plan kitchen/lounge/diner
En-suite shower room to the principal bedroom
Rear parking allocation
Bright and spacious contemporary layout

**Flat 3**
Two-bedroom apartment
Open-plan kitchen/lounge/diner
En-suite shower room to the principal bedroom
Rear parking allocation
Well-presented accommodation throughout

**Flat 4**
Two-bedroom apartment
Separate fitted kitchen
Spacious lounge/diner
Rear parking allocation
Practical and versatile layout

**Flat 5**
Two-bedroom apartment
Comfortable lounge/diner
Patio doors opening onto a private garden
Rear parking allocation
Attractive outdoor space rarely found within apartment developments

**Agents Note:**
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







**An exceptional opportunity to acquire a fully tenanted freehold block comprising five self-contained apartments, providing an immediate income-producing investment with established occupancy in place. Situated in a convenient residential location, the property benefits from excellent access to local amenities, reputable schools, public transport connections and the M27 motorway network, making it an attractive proposition for both investors and tenants alike.**

**The block enjoys the additional advantage of off-road parking to the rear for residents, along with communal garden areas, further enhancing tenant appeal and supporting long-term rental demand.**



**Each apartment offers well-proportioned accommodation, with a varied mix of layouts designed to appeal to a broad tenant demographic.**

**The property is conveniently positioned within easy reach of a range of local shops, supermarkets, leisure facilities and everyday amenities. Families and tenants benefit from nearby schooling options, whilst commuters enjoy excellent transport connections including regular bus services, nearby rail links and swift access to the M27, providing routes towards Southampton, Portsmouth and surrounding areas.**

***view this property online*** fox-and-sons.co.uk/Property/BIT113123

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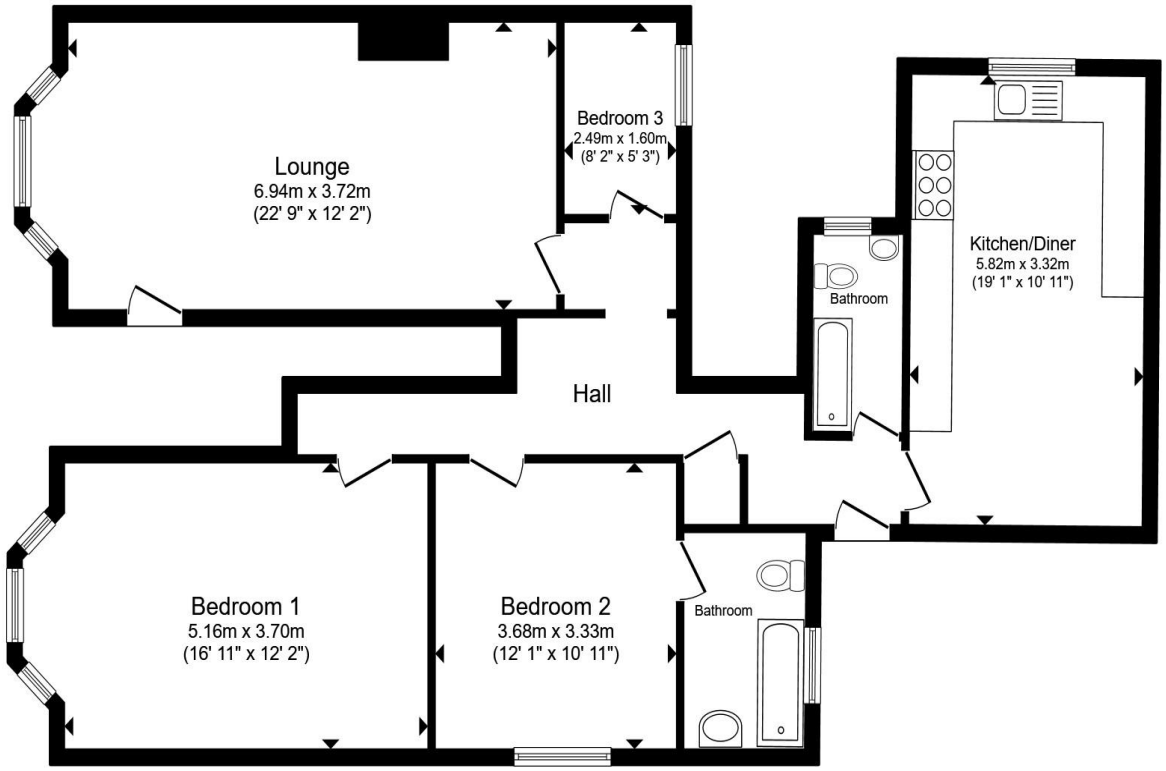
# Whitworth Crescent, Southampton

- Freehold block of five self-contained apartments
- Currently tenanted with immediate rental income from day one
- Rare opportunity to acquire an established multi-unit residential investment
- Diverse unit mix appealing to a broad tenant market
- Excellent transport links and easy access to the M27

Tenure: Freehold EPC Rating: D
Council Tax Band: B

## £825,000




Total floor area 106.8 m² (1,149 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

Property Ref:
BIT113123 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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