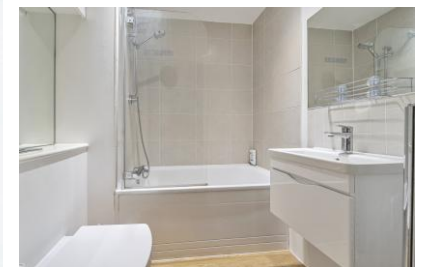




Southbrook Rise, 4 Millbrook Road East, Shirley, Southampton, Hampshire, SO15 1BX



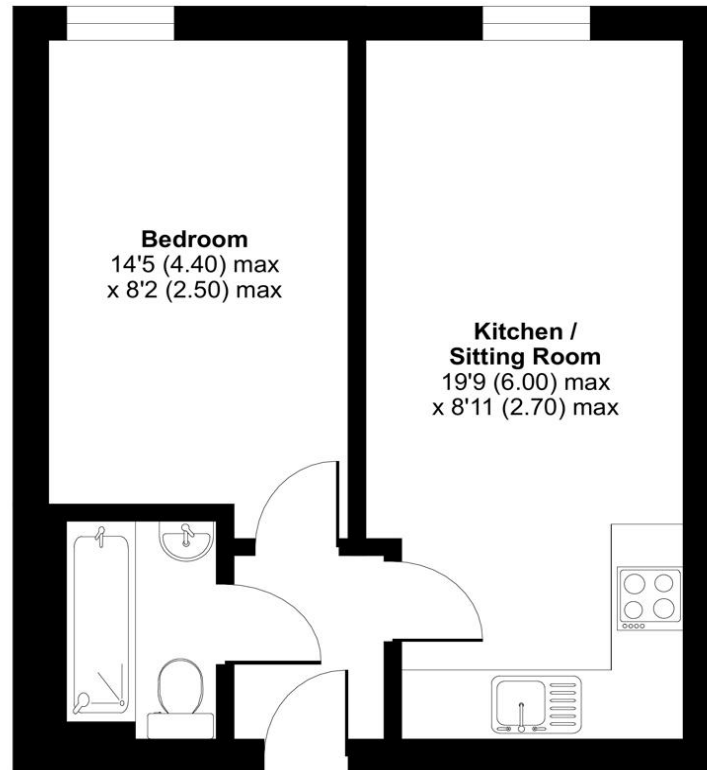
ACCOMMODATION

This one bedroom first floor apartment is conveniently located within walking distance of Shirley high street, the city centre, the central railway station with excellent transport links across Southampton, and West Quay's retail park and shopping centre. Currently let out at a figure of £895 PCM including the water bill this represents an excellent yield of over 8% making it an attractive investment opportunity for landlords looking to add to their portfolio. The apartment benefits from secure telephone entry system and once inside the property, the accommodation all accessed from the entrance hallway, comprises a light and bright double bedroom, a contemporary three-piece bathroom suite with shower over the bath, and the open plan lounge dining and kitchen area. The property also benefits from one allocated parking space



Approximate Area = 359 sq ft / 33.3 sq m

For identification only - Not to scale



SIXTH FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2024. Produced for Charters Estate Agents Limited. REF: 1202433



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	82	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Scan the QR code to find out more information about this property.

SITUATION

Shirley has proved to be a popular residential area with extensive shopping facilities found nearby in Shirley High Street. The central railway station is found adjacent to Commercial Road and the city centre is a short distance away boasting numerous pleasant parks, the West Quay shopping mall, numerous bars, restaurants and cinemas. Freemantle Lake Park and St James Park offer outdoor recreational space and the indoor swimming pool in English Road is a popular neighbourhood facility. Schooling for all ages is found close by.



SPECIFICATION

- One bedroom first floor apartment
- Walking distance to the city centre & railway station
- Allocated parking space
- Tenant in situ paying £895 PCM
- 8.5 % yield
- Open plan lounge & kitchen area

LOCAL AUTHORITY

Southampton City Council
Council Tax Band A

ASKING PRICE £125,000

TENURE

Leasehold

Unexpired Years: 115

Annual Ground Rent: £200

Ground Rent Increase: Doubles to £400 in 14 years(25th) year

Ground Rent Review Period: TBC

Annual Service: £ 1650

These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.