

KINGS
ESTATES

AUCTION GUIDE PRICE
£120,000

450 Romsey Road, Southampton, SO16 4JD **Commonhold**



Welcome to

450 Romsey Road

Kings Estates are pleased to present this excellent first time buyer or buy to let investment opportunity situated within the well regarded Compass Point development on Romsey Road, Southampton.

is a well proportioned first floor apartment extending to approximately 427 square feet of internal accommodation. The property has been designed to offer practical, low maintenance living space that continues to prove popular with professional tenants seeking convenient access to Southampton General Hospital, the University of Southampton, and Southampton City Centre. The apartment comprises a spacious open plan living and kitchen area, a well sized double bedroom, and a contemporary bathroom suite. The open plan layout provides flexible living space while allowing natural light to flow throughout the apartment.

The fitted kitchen includes a range of modern wall and base units with work surfaces over, integrated cooking appliances, and space for additional appliances. The living area comfortably accommodates both lounge and dining furniture, creating a practical living environment suited to long term tenants.

The bedroom is well proportioned and provides ample space for bedroom furniture, while the bathroom features a modern suite comprising bath with shower over, wash hand basin, and WC.

The property further benefits from one allocated parking space and secure communal entrance areas.

The apartment is presented in good condition throughout and offers investors a straightforward, income producing asset from completion with a tenant already in occupation.

INVESTMENT OVERVIEW

The property currently generates a strong and reliable rental income of £1,150 per calendar month, equating to £13,800 per annum.

Annual service charge and ground rent costs are combined and total £1,440 per annum, offering clear and transparent budgeting for investors.

Financial Breakdown

Rental Income: £13,800 per annum

Service Charge and Ground Rent: £1,440 per annum

Net Annual Income: £12,360 per annum

Investment Yield Based on Guide Price

Guide Price: £120,000

Gross Yield: Approximately 11.5 percent

Net Yield: Approximately 10.3 percent

This represents a highly attractive return for investors seeking a ready made rental property within a strong tenant demand area.

ACCOMMODATION

Total Internal Area: Approximately 427 square feet.

Entrance Hall

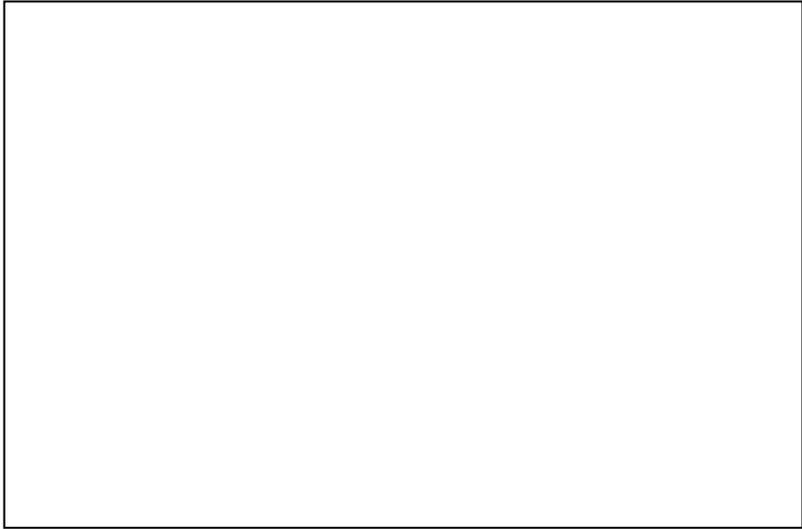
Secure communal entrance leading to private entrance hall providing access to all rooms.

Open Plan Living and Kitchen Area

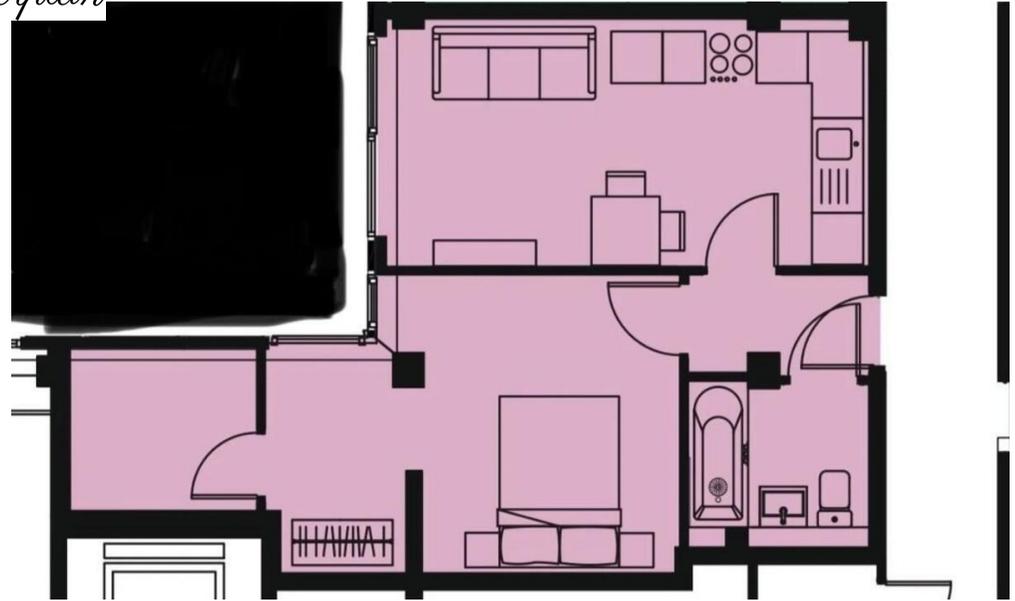
Spacious open plan reception room incorporating fitted kitchen with modern wall and base units, work surfaces,



EPC Rating: 67D
Council Tax Band: A



Floorplan



Property Features

- AUCTION INVESTMENT OPPORTUNITY
- STRONG NET YIELD OF APPROXIMATELY 10.3 PERCENT
- RENTAL INCOME OF £13,800 PER ANNUM
- NO ONWARD CHAIN
- 996 YEAR LEASE PROVIDING LONG TERM SECURITY
- FIRST FLOOR APARTMENT WITHIN A WELL MAINTAINED DEVELOPMENT
- SPACIOUS OPEN PLAN LIVING AND KITCHEN AREA
- ALLOCATED PARKING SPACE
- PRIME LOCATION CLOSE TO SOUTHAMPTON GENERAL HOSPITAL
- HIGH DEMAND RENTAL LOCATION IDEAL FOR BUY TO LET INVESTORS

Kings Estates

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	67 D
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart

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