



## 1 bed flat to buy in SO17

Woodside Road, Southampton,  
Hampshire, SO17 2GR

**£50,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ AUCTION CASH ONLY DEAL
- ✓ CASH BUYERS ONLY - LOW LEASE
- ✓ VERY HIGH RENTAL YIELD
- ✓ SPACIOUS ONE BEDROOM FLAT
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £50,000

Pattinson Auction are pleased to present this spacious one bedroom flat located on Woodside Road in the heart of Portswood. The property is positioned within a well established development dating from the 1950s to 1970s and benefits from excellent access to Southampton University, Portswood High Street, and major transport links. The property comprises a bright lounge with double glazed window to the front aspect and electric fireplace, creating a comfortable and practical living space. The layout offers open access into the kitchen area, providing a functional arrangement suitable for modern living. The kitchen is fitted with a range of wall and base units with work surfaces over, stainless steel sink with drainer, electric hob and oven with extractor hood above, and space for washing machine and fridge freezer. The kitchen benefits from a double glazed window allowing natural light into the room. The bedroom is a generous double room with double glazed window, electric radiator, and built in wardrobes offering excellent storage. The bathroom comprises a panel enclosed bath with shower attachment, wash hand basin, and low level WC. A double glazed window provides natural ventilation and light. Externally, the property benefits from communal gardens and on street parking. The flat further benefits from mains electricity, mains water, mains drainage, electric storage heating, and fibre to the premises broadband connectivity. Upon completion of sale. current lease term of 43 years remaining.

### Accommodation

#### Lounge

Double glazed window to front aspect, electric fireplace, electric storage heater, open plan access to kitchen.

#### Kitchen

Double glazed window, fitted wall and base units, electric hob and oven, extractor hood, stainless steel sink with drainer, space for washing machine and fridge freezer.

#### Bedroom

Double glazed window, electric radiator.

Bathroom

Panel enclosed bath with shower, wash hand basin, low level WC, double glazed window.

Tenure and investment details

Tenure: Leasehold

Current Lease Remaining: 43 Years

Service Charge: £2,099 per annum

Ground Rent: £22 per annum

Council Tax Band: A

Local Authority: Southampton City Council

Estimated Rental Income: Approximately £950 per calendar month

Estimated Yield: Approximately 9.5 percent

This property is considered an investment opportunity and benefits from strong rental demand due to proximity to the University and Portswood amenities.

Local area information

Woodside Road is ideally positioned within Portswood, one of Southampton's most popular residential and rental locations. Portswood High Street is within walking distance and offers a wide range of amenities including Sainsbury's Supermarket, Iceland, independent retailers, cafés, restaurants, pharmacies, and leisure facilities. Southampton University Highfield Campus is approximately 0.8 miles away, making the property particularly attractive to students and academic professionals. Southampton Solent University is approximately 1.5 miles away. Southampton Central Railway Station is approximately 1.7 miles away, offering direct routes to London Waterloo, Winchester, Bournemouth, and further afield. Motorway access to the M3 and M27 is easily accessible providing convenient road connections across the South Coast and into London. Nearby Schools Include:

Highfield Church of England Primary School - Rated Good by Ofsted

Portswood Primary School - Rated Good by Ofsted

Cantell School - Rated Good by Ofsted

St Denys Primary School - Rated Good by Ofsted

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 43

Annual Ground Rent Amount: £22.00

Annual Service Charge Amount: £2,070.00

Price: Starting Bid £50,000

Property Type: Flat

Parking: On Street

Construction materials: Brick and block

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

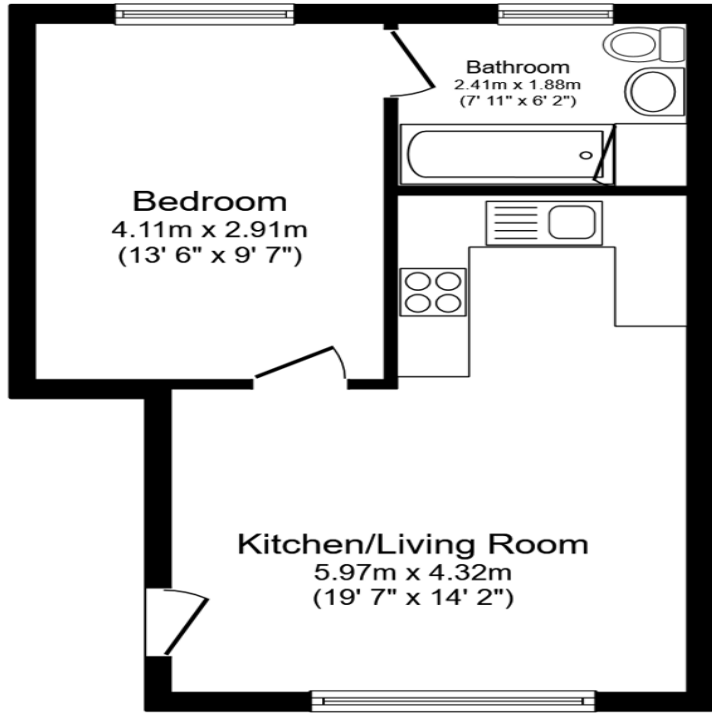
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



**Floor Plan**  
 Floor area 37.8 sq.m. (406 sq.ft.)

**Total floor area: 37.8 sq.m. (406 sq.ft.)**

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	39	46
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Woodside Road, Southampton, Hampshire, SO17 2GR

Contact your local branch today for more information on this property:

**Mercantile House Silverlink Business Park, Wallsend, Tyne and Wear, NE28 9NX,**  
**[www.partneragents.co.uk](http://www.partneragents.co.uk)**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

