



**Flats 1 -8 Station House**

**Freehold Investment**

**£919,500**

Station Road South, Totton

**PARKERS**





## Flats 1-8 Station House, Station Road South, Totton, Hampshire, SO40 9LY

### Description

- Rental income £63,200 pa
- No gas
- 8 self-contained flats
- Unfurnished
- PROPERTY REF: 2557
- Parking
- Courtyard garden and bicycle shed
- Much recent investment
- Managed block

### Another Parkers Landlord Sales Exclusive!

For expert information and advice, contact us on 023 8086 8578, or visit our website at [www.parkerslettings.com](http://www.parkerslettings.com)

Converted Freehold building comprising 1 x studio, 6 x 1-bedroom and 1 x 2-bedroom self-contained apartments, generating rental income of £63,240 per annum.

The property is in Central Totton, adjacent to the mainline railway station. and within easy reach of most everyday amenities.

The flats are let individually on Assured Shorthold Tenancies with high occupancy and low rent arrears.

The building has had significant expenditure in recent years including uprating of the fire alarms, the installation of an automatic smoke vent and the redecoration of the exterior of the building and the communal areas.

The building has a fully managed agreement in place with Parkers Lettings, allowing a seamless transfer to an incoming investor.

### Sizes and EPC Ratings:

**Flat 1** - 1 bedroom, ground floor maisonette - Approx. 59 sq. meters. EPC 'E'.

**Flat 2** - 1 bedroom, split-level maisonette - Approx. 54 sq. meters. EPC 'E'.

**Flat 3** - Ground floor studio (direct street access) - Approx. 38 sq. meters. EPC 'D'.

**Flat 4** - Ground floor, 1-bedroom maisonette - Approx. 36 sq. meters. EPC 'D' (expired).

**Flat 5** - Ground floor, 1-bedroom flat - Approx. 42 sq. meters. EPC 'E'.

**Flat 6** - First floor, 2-bedroom flat - Approx. 62 sq. meters. EPC 'E'.

**Flat 7** - First floor, 1 bedroom flat - Approx. 44 sq. meters. EPC 'D' (expired)

**Flat 8** - Second floor, 1 bedroom flat - Approx. 36 sq. meters. EPC 'D'

Details of the individual leases are available on application to Parkers Lettings, upon the signing of a Non-disclosure Agreement.

For further information, contact Parkers Lettings and Landlord Sales on 023 8086 8578, or [richard@parkerslettings.com](mailto:richard@parkerslettings.com).









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