



Guide price £160,000
42 Orchard Place, SO14



1

Bedroom



1

Bathroom

15 London Road Southampton SO152AE |
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02380 434448



One-Bedroom Ground Floor Apartment | Oxford Heights | City Centre Location | Excellent Buy-to-Let Opportunity | Proven Rental History

A fantastic opportunity to purchase a well-presented one-bedroom ground floor apartment within the popular Oxford Heights development on Orchard Place, Southampton.

The property is currently being operated as a short-term holiday/Airbnb rental, but has previously been successfully let on a standard residential tenancy, making it an attractive option for both investors and owner-occupiers.

We currently manage a number of other apartments within the same development, with comparable one-bedroom properties achieving approximately £1,050-£1,150 per calendar month, depending on the size, floor level, condition and any additional features offered.

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Inside the Property

The apartment offers a practical and modern layout comprising a spacious **open-plan kitchen and living area**, a good-sized double bedroom and a modern bathroom.

Being situated on the **ground floor**, the property also provides convenient access without the need to use stairs or a lift.

The accommodation is bright, easy to maintain and ideally suited to professional tenants, couples or those looking for a centrally located city apartment.

Oxford Heights is a purpose-built development with a secure communal entrance and is well established within Southamptons rental market.

Location

The property is ideally positioned within Southampton City Centre, within easy reach of **WestQuay Shopping Centre, Ocean Village Marina and the waterfront**.

A wide range of shops, restaurants, bars, gyms and leisure facilities are all within walking distance, while Southampton Central railway station and major road links are also easily accessible.

Its central location makes the development particularly popular with professionals working within the city centre, Ocean Village and surrounding areas.

Key Features

- One-bedroom ground floor apartment
- Popular Oxford Heights development
- Southampton City Centre location
- Currently operated as a short-term/Airbnb rental

- Previously successfully let on a standard residential tenancy
- Strong local rental demand
- Comparable apartments within the block achieving approximately **£1,050–£1,150pcm**
- Spacious open-plan kitchen/living area
- Good-sized double bedroom
- Modern bathroom
- Secure communal entrance
- Low-maintenance investment opportunity
- Ideal addition to an existing buy-to-let portfolio

Investment Potential

Based on our experience managing a number of apartments within Oxford Heights, we would anticipate a rental figure in the region of **£1,050–£1,150pcm**, subject to the property's condition, specification and market conditions at the time of letting.

Based on a purchase price of **£170,000**, this would represent an indicative gross rental yield of approximately **7.4%–8.1%**, before service charges, ground rent and other associated costs.

Useful Information

- **Tenure:** Leasehold – approximately 114 years remaining
- **Council Tax Band:** A
- **EPC Rating:** C
- **Service Charge & Ground Rent:** Approximately £1,400 per annum

- **Services:** Mains utilities with broadband availability

A Note from the Agent

Oxford Heights continues to be a popular development for the Southampton rental market due to its central location and practical apartment layouts.

As managing agents for several properties within the block, we have first-hand experience of the rental demand within the development, with comparable one-bedroom apartments currently achieving between **£1,050 and £1,150pcm** depending on their individual specification.

Whether youre an experienced landlord looking to expand your portfolio or purchasing your first buy-to-let investment, this apartment offers a strong combination of **location, proven rental history and attractive potential yield.**

Contact us today for further information or to arrange a viewing.

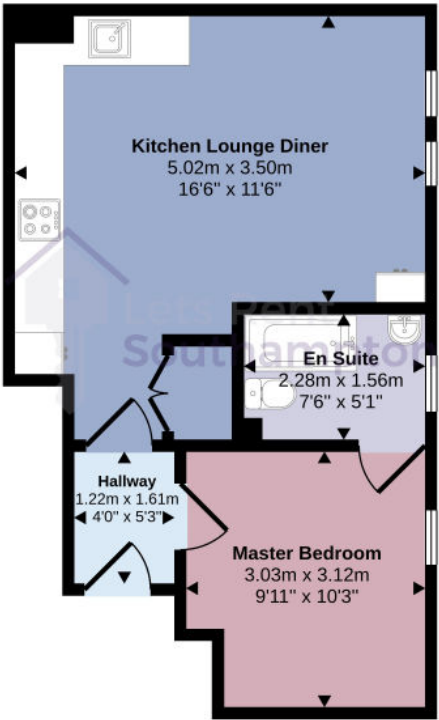
Kitchen Lounge Diner 16' 6" x 11' 6" (5.03m x 3.51m)

En Suite 7' 6" x 5' 1" (2.29m x 1.55m)

Hallway 4' x 5' 3" (1.22m x 1.60m)

Master Bedroom 9' 11" x 10' 3" (3.02m x 3.12m)

Approx Gross Internal Area
38 sq m / 404 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	81	81
(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		

Address: 42 Orchard Place, SO14

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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