



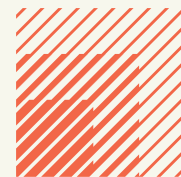
## Flats 1, 2, 3 & 6 Avenue Court

The Avenue, Bishops Waltham, Southampton  
SO32 1BN

**FOR SALE**

**Residential Investment Opportunity**

168.87 sq.m (1,818 sq.ft)



**HELLIER  
LANGSTON**

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# Description

An excellent opportunity to acquire a freehold residential investment comprising a detached, two-storey period building converted into six self-contained flats, located in the highly desirable area of Bishops Waltham.

The building is of cavity brick construction beneath a pitched, tiled roof, with sections of tile hanging to the front, rear and flank elevations.

The property has been extended over time to include a mix of single and two-storey additions, all in keeping with the original style and constructed with matching materials.

All flats benefit from uPVC double-glazed windows. The property originally dates from the early 1900s, combining period character with later improvements and extensions.



## Summary

- Six residential flats, two of which are sold off on separate Long Leaseholds, situated within a two-storey building originally dating from early 1900s but with subsequent extensions.
- Flats 1, 2, 3 and 6 are included in the sale, subject to existing ASTs.
- Flats 4 & 5 have been sold off by way of separate long leaseholds.
- Passing rent £37,500 per annum.
- Estimated Rental Value £38,400 per annum.
- 6.52% Gross Initial Yield.

# Residential Investment Opportunity

## Accommodation

All the flats are self-contained. Flats 1, 2 and 6 have their own private entrance doors. Flat 3 shares a communal entrance with flat 4 (sold off). All of the flats are presented to a good standard and have individual gas fired central heating systems.

The accommodation has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) to NIA as follows:

## Utilities & Services

The following services are available to each we understand are separately metered:

- Water – Mains connected.
- Gas - Mains connected.
- Electricity - Mains connected.
- Heating – Each flat has gas fired central heating.
- Council Tax - Responsibility of each property / tenant.

Flat N.	Sq. m	Sq. ft	Description	Council Tax Band	EPC
1	43.57	467	Ground floor private entrance door opening to living room/ kitchen, bedroom and bathroom.	B	C70 10 Dec 2031
2	55.1	594	Ground floor private entrance door opening to hall, living room, kitchen, bedroom 1, bedroom 2 and family bathroom.	B	D68 02 Nov 2031
3	44.5	479	First floor entrance door on communal landing opening to hallway, living room, kitchen and bathroom, stairs up to second floor with bedroom (restricted head height in part).	B	D59 19 Oct 2032
6	25.7	277	Ground floor entrance door leading to internal stairwell and landing opening to living room/kitchen, bedroom and shower room. Attic store (not measured).	B	C72 20 Aug 2029

# Residential Investment Opportunity

## Tenure & Tenancies

Flats 4 & 5 Avenue Court have each been sold on long leases each granted for term of 999 years.

Long leases have not been created for subject flats 1, 2, 3 and 6 Avenue Court.

The four subject flats are let on individual AST's.

Freehold Title No. HP541498, which extends to the rear of the property incorporating the parking area.

There is a communal bin store area used by the subject property, 7-8 Avenue Court (located to the rear on The Avenue) and Oak Villas (located alongside on Winchester Road).

Unless otherwise stated the title is free from encumbrances and that Solicitors' local searches and usual enquiries would not reveal the existence of statutory notices or other matters.

Flat N.	AST	Tenancy	Tenancy	Rent pcm
1	12 months	03/12/2025	2/12/2026	£900
2	12 months	09/10/2025	8/10/2026	£850
3	12 months	15/12/2025	14/12/2026	£720
6	12 months	22/2/2025	21/2/2026	£655

## Proposal

We are instructed to market the property for a guide price of £575,000 exclusive of VAT.

## Estimated Market Rent

£ 38,400 per annum exclusive of rates, VAT & all other outgoings.

## Planning Use

Assumed to be Class C3 – residential dwellings.

## AML

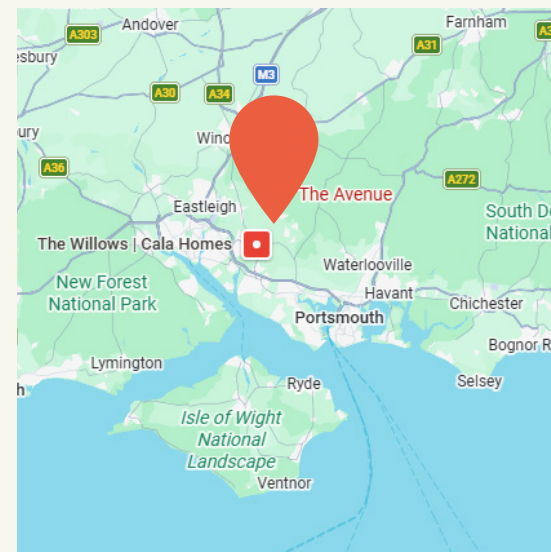
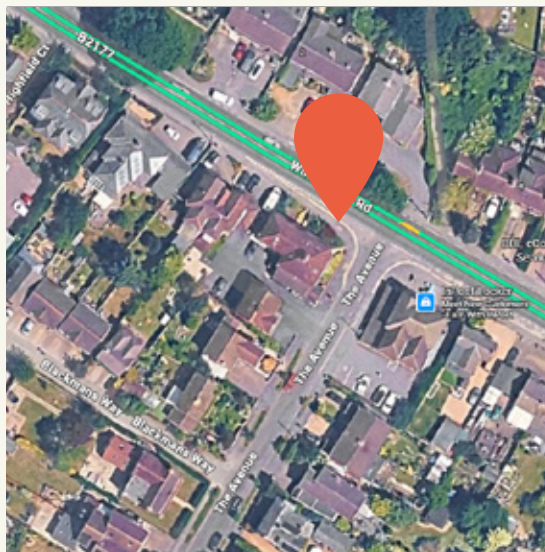
In order to comply with Anti-Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002, Hellier Langston are required to identify all prospective purchasers and tenants.

# Location

The property is situated close to the centre of Bishop's Waltham, a popular and attractive market town in Southern Hampshire, offering a range of local shops, amenities and everyday services.

The town lies approximately 8 miles south of Winchester and 10 miles east of Southampton, with excellent road connections via the M3 (Junction 11) and M27 motorways, providing easy access across the South Coast and beyond.

Rail services are available from Botley station (approx. 3.1 miles), with direct links to London Waterloo, Portsmouth Harbour and Basingstoke, making the location appealing for commuters.



# HELLIER LANGSTON

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