



The Leaders guide to

Buy To Let

in Waterlooville



Investing in Waterlooville

Waterlooville is situated just north of the main City of Portsmouth which is on the South Coast of England, approximately 65 miles South West of London. The city enjoys an unrivalled status as one of Britain's major ports and is steeped in maritime history, offering a wide variety of naval museums and other places of interest.

Environment

Waterlooville provides a suburban haven to bring the family up in whilst Portsmouth provides all the conveniences of the modern city, yet it remains the perfect base from which to explore Hampshire. The nearby New Forest covers 145 square miles of open heath and woodland and can be reached in about 45 minutes. Both Winchester, the ancient capital of England, and the historic town of Salisbury are within a short journey time of Waterlooville.

Entertainment

For those who enjoy shopping, Portsmouth offers Gunwharf Quays on the waterfront with 95 designer outlets. It also has 20 bars and restaurants to choose from as well as a 14 screen cinema, 26 lane bowlplex, a comedy club and a nightclub. As well as that Portsmouth town itself boasts 2 main theatres, a multiscreen cinema, numerous pubs, clubs and restaurants

Sports

There is a huge range of sporting activities in Portsmouth and with a variety of leisure centres, health clubs, swimming pools and greyhound stadium, there is never a shortage of places to go!

Transport Links

Waterlooville is close to the A3M and gives very easy access to Portsmouth, Chichester, Southampton and even London. The nearest train stations are Havant, Petersfield, Rowlands Castle and Cosham. The nearest airport is Southampton Eastleigh, 20 miles away and it is just a 60 minute drive to both Gatwick and Heathrow airports. Nearby Portsmouth is one of the UK's most active passenger and freight ports offering services to France, Spain and the Channel Islands, plus local ferry service to Gosport, the Isle of Wight and Hayling Island.

Education

Waterlooville is very popular for families with young children as the surrounding areas of Clanfield, Horndean, Lovedean, Cowplain and Denmead offer a good selection of Infant, Junior and Secondary schools and further education facilities.



What to buy?

Please note that the figures below are based on recent sales in Waterlooville and are correct at the time of going to print. For information relevant to your specific requirements please speak to our experienced Lettings Consultants who have excellent knowledge of the local market and will be happy to advise you.

| Type of Property | Demand | Purchase Price | Rent Ranges |
|-------------------------|-----------|----------------|-----------------|
| Studio | Very High | £ 75K - £ 85K | £375 - £450 PCM |
| One bed (Purpose built) | Very High | £115K - £120K | £495 - £550 PCM |
| One bed (Conversion) | High | £115K - £120K | £495 - £550 PCM |
| Two bed (Conversion) | High | £125K - £130K | £550 - £625 PCM |
| Two bed (Purpose built) | Very High | £125K - £135K | £575 - £625 PCM |
| Three bed (Semi) | High | £185K + | £695 - £750 PCM |
| Three bed (Terraced) | Very High | £165K + | £675 - £725 PCM |
| Two Bed (Terrace) | Very High | £165K - £180K | £625 - £675 PCM |
| Detached | High | £195K + | £695 - £850 PCM |

Presentation

Tenants are very discerning and look for good quality fixtures and fittings, presented in clean and tidy order with tasteful décor. Properties are best presented in neutral colours such as cream, beige or white which will appeal to most tastes. Plain carpets or wooden flooring are most popular. As a minimum, the property must have white goods including a hob and oven, fridge and washer/dryer, and curtains and carpets.

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As we don't sell houses we will give an unbiased opinion on areas and types of properties which are good for letting out.

Leaders

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