



Connells

Elm Court Westwood Road
Southampton

Elm Court Westwood Road
Southampton SO17 1DX

for sale
£190,000



Property Description

Connells are bringing to market this spacious ground floor flat, that offers comfortable and practical living. Upon entering, you are welcomed by built-in storage in the hall and a separate W/C for added convenience. The adjacent shower room is fitted with a hand-wash basin, shower, and an additional storage cupboard.

The spacious lounge is bright with large windows that allow natural light to fill the room. It offers direct access to a private patio seating area - a perfect spot to relax or entertain as well as plenty of space for a dining table or desk, giving you the flexibility to arrange it to suit your lifestyle. The kitchen has freestanding appliance space and is fitted with neutral cabinetry - offering ample cupboard storage. An additional storeroom is located nearby, providing even more storage options. Both bedrooms are well-sized, easily accommodating double beds, and benefit from built-in wardrobes for a clutter-free space. Additional benefits are double glazing, gas central heating, garage parking and a communal garden.

Ideally located in one of Southampton's most sought-after areas, it is within easy reach of Southampton University's Highfield Campus, as well as local colleges and schools. Nearby Portswood High Street offers a variety of amenities, like gyms, supermarkets, and a range of dining choices. Southampton Common, Shirley High Street, and medical facilities are also close by, with excellent transport links to the City Centre.

Hallway

Has Storage Available

Living Room

14' 1" MAX x 21' 2" MAX (4.29m MAX x 6.45m MAX)

Access to Personal Patio Seating Area

Kitchen

6' 6" x 11' 3" (1.98m x 3.43m)

Separate Toilet W/C

Shower Room

Bedroom One

17' 5" x 9' 6" (5.31m x 2.90m)

Double with Storage Available

Bedroom Two

11' 5" x 8' 9" (3.48m x 2.67m)









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

To view this property please contact Connells on

T 02380 789 351
E shirley@connells.co.uk

409 Shirley Road Shirley
 SOUTHAMPTON SO15 3JD

EPC Rating: C Council Tax
 Band: C

Service Charge:
 1020.42

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SSR312962

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Apr 1999. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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