



Connells

Colwell Close
Southampton



Property Description

A well-presented second floor apartment situated in the popular Millbrook area, offering convenient access to Southampton City Centre, local shops, and excellent transport links. The property is ideally positioned for everyday amenities and commuter routes, making it an attractive option for both first-time buyers and investors.

The accommodation comprises a bright and spacious lounge with direct access to a private balcony, providing a pleasant outlook and additional outdoor space. There is a modern, refitted kitchen, two well-proportioned double bedrooms, and a good-sized bathroom.

Further benefits include gas central heating, double glazing, a useful loft area offering additional storage, and two external storage sheds. The property also enjoys access to communal grounds and residents' parking.

With strong rental potential and a convenient location, this property represents a fantastic opportunity to secure a well-balanced home in a consistently popular area.

Entrance Hall

Access to all principal rooms and built-in storage.

Lounge

14' x 11' 9" (4.27m x 3.58m)

Bright and spacious living area with access to a private balcony.

Kitchen

8' 10" x 8' 2" (2.69m x 2.49m)

Bedroom One

11' 9" x 9' 10" (3.58m x 3.00m)

Generous double bedroom with space for wardrobes and furnishings.

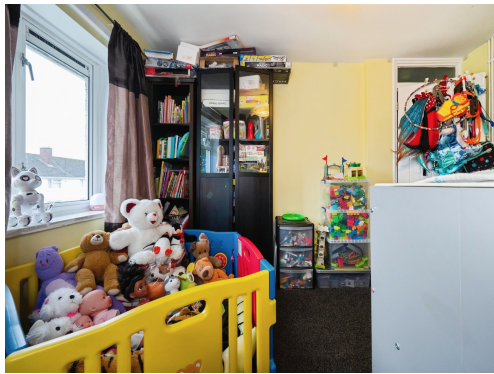
Bedroom Two

11' 8" x 9' (3.56m x 2.74m)

Well-proportioned double bedroom.

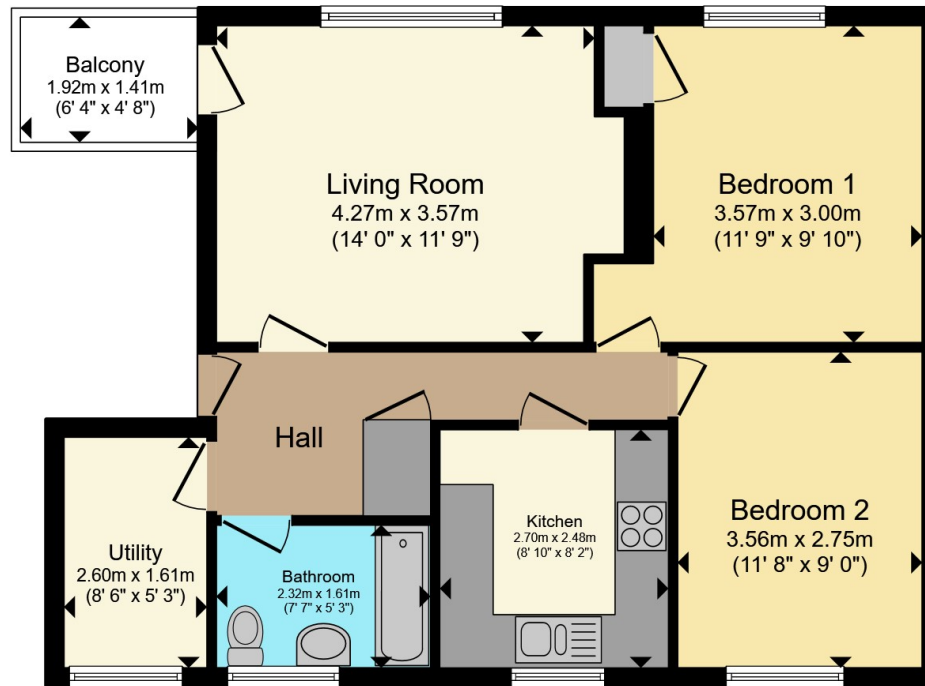
Bathroom

Good-sized suite comprising bath, WC and wash hand basin.









Second Floor

Total floor area 61.8 m² (665 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

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409 Shirley Road Shirley
 SOUTHAMPTON SO15 3JD

EPC Rating: C Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 66.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SSR312960

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2003. 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.

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