



Connells

Clifton Lodge Clifton Road
SOUTHAMPTON



Property Description

Connells are delighted to present this one-bedroom upper floor retirement apartment, available exclusively to those aged 55 and over. Set within a well-maintained development in Regents Park, it is ideally located within walking distance of Shirley High Street, offering a wide range of shops, eateries and supermarkets. Westquay Shopping Centre, Southampton Common, and excellent transport links including the M271 and M27 are also easily accessible.

The accommodation begins with an entrance hall featuring two useful storage cupboards. The spacious living room provides room for both seating and dining and leads into a fitted kitchen with neutral units, an integrated oven and space for appliances. The double bedroom is well-proportioned, while the bathroom offers a three-piece suite with shower, basin with storage, mirrored cabinet, shelving, WC and towel rail.

Further benefits include electric heating, double glazing, resident parking and access to communal gardens.

Hallway

Living Room

16' 5" x 10' 4" (5.00m x 3.15m)

Kitchen

7' 7" x 5' 11" (2.31m x 1.80m)

Has Integrated Oven & Neutral Cabinetry

Bedroom

15' 7" x 8' 6" (4.75m x 2.59m)

Shower Room

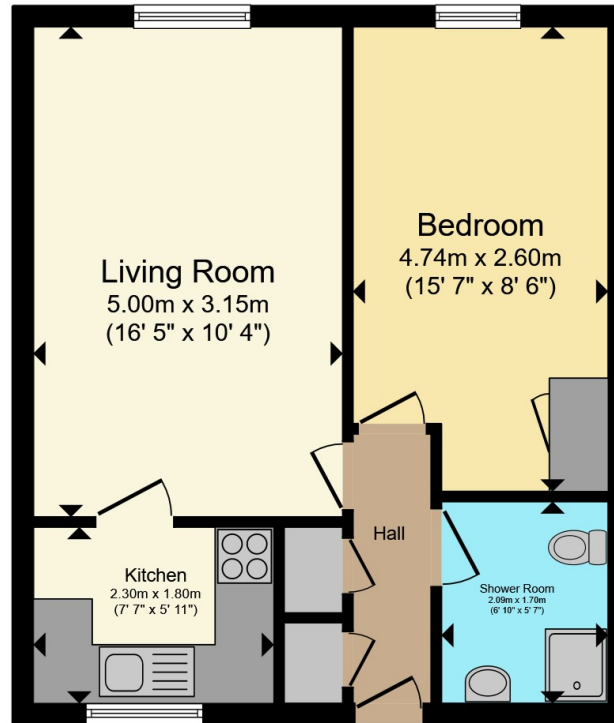
Three-Piece with Shower, Hand-Wash Basin with Storage, Mirrored Storage Cabinet, Overhead Storage Cupboard, Toilet & Towel Rail.

Communal Garden

Resident Parking







Total floor area 40.4 m² (434 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



To view this property please contact Connells on

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409 Shirley Road Shirley
 SOUTHAMPTON SO15 3JD

EPC Rating:
 Awaited

Council Tax
 Band: A

Service Charge: 920.00 Ground Rent:
 50.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SSR312539

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1988. 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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