



Connells

Briarswood
Southampton



Property Description

Situated in the highly sought after location of Briarswood, Connells are delighted to welcome to the market this two bedroom top floor apartment situated just a stones throw away from Southampton General Hospital. The property which would make an ideal first time buyer or investment purchase comprises of a lounge/dining room, separate kitchen, two good sized bedrooms and a three piece bathroom suite. The property also benefits from electric heating, double glazing, allocated parking and a 900+ years lease. A viewing is recommended to truly appreciate the accommodation we have to offer here in Briarswood.

Shirley is a sought-after residential area with Southampton Common, the central railway station and city centre all within easy reach. Local shops are within walking distance whilst the extensive facilities of Shirley High Street are also found nearby. An excellent bus service serving all parts of the city passes along St James Road and popular schools for all ages are located within the vicinity. St James Park is within walking distance and is an extremely popular place for families with children to enjoy outdoor recreation. An indoor swimming pool is found nearby in Kentish Road and is an additional neighbourhood facility popular with children of all ages.



Hallway

Living Room/Dining Room

15' 11" x 13' 3" (4.85m x 4.04m)

Kitchen

9' 11" x 5' 11" (3.02m x 1.80m)

Bedroom One

12' 6" x 9' (3.81m x 2.74m)

Bedroom Two

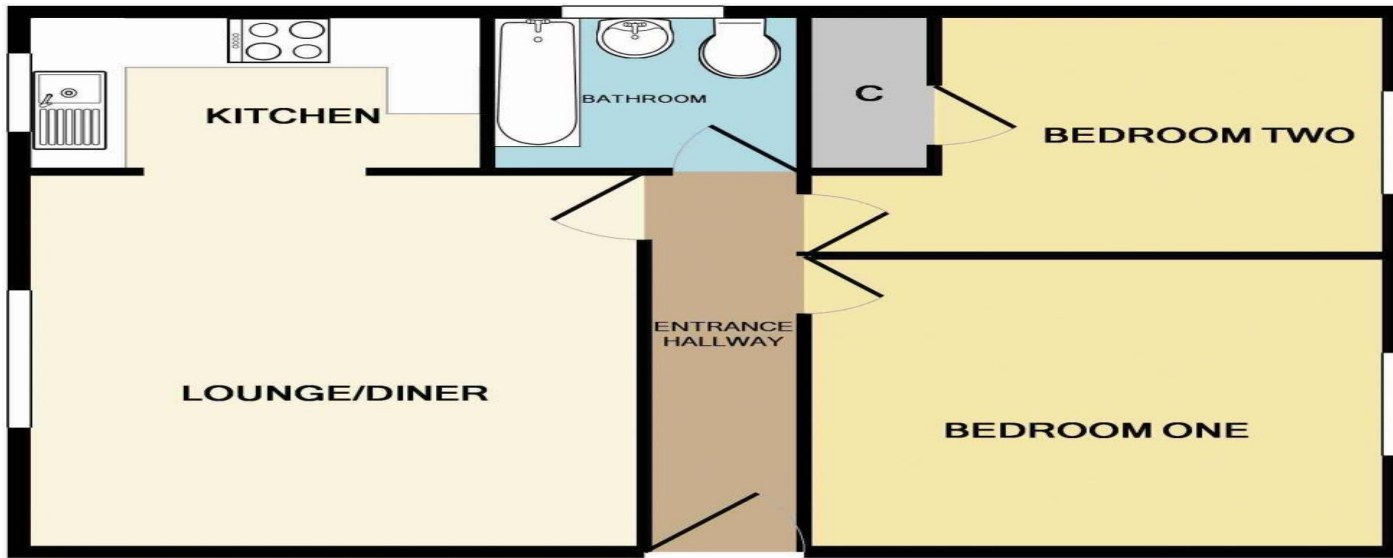
12' 6" x 9' (3.81m x 2.74m)

Bedroom Three

12' 6" x 9' 2" (3.81m x 2.79m)

Bathroom





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
 Made with Metropix ©2016

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1992. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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: B

Service Charge: 700.00 Ground Rent:
 75.00

Tenure: Leasehold

view this property online [connells.co.uk/Property/SSR313026](https://www.connells.co.uk/Property/SSR313026)



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SSR313026 - 0003