



Connells

Brunel Road
Southampton



Property Description

7' 5" x 5' 11" (2.26m x 1.80m)

Situated in a convenient Redbridge location, this well-maintained top-floor apartment offers an excellent opportunity for first-time buyers, investors and those looking to downsize. The accommodation is bright and spacious throughout, comprising a welcoming entrance hall, generous lounge-dining room and a stylish refitted kitchen with a useful pantry cupboard for additional storage. The double bedroom benefits from a fitted wardrobe recess, while the bathroom is fitted with a three-piece suite. Further features include gas central heating, double glazing, loft access providing valuable storage space and an allocated parking space. Well positioned for local amenities, commuter routes and Southampton city centre.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Lounge/Dining Room

16' 10" x 10' 6" (5.13m x 3.20m)

Kitchen

10' 8" x 5' 10" (3.25m x 1.78m)

Bedroom

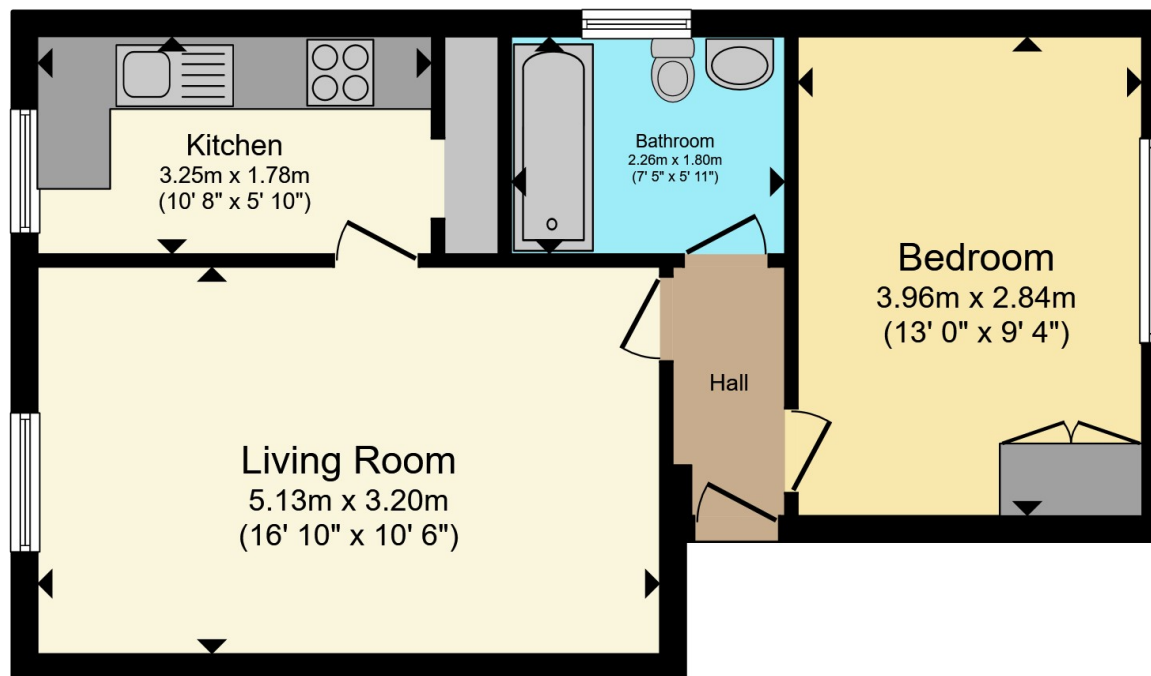
13' x 9' 4" (3.96m x 2.84m)

Bathroom









Second Floor

Total floor area 41.9 m² (451 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

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

409 Shirley Road Shirley
 SOUTHAMPTON SO15 3JD

EPC Rating: D Council Tax
 Band: A

Service Charge:
 1980.14

Ground Rent:
 140.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SSR312857

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 1987. 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.



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

Property Ref: SSR312857 - 0002