



Connells

Cindy Court Regents Park Road
Southampton

Cindy Court Regents Park Road Southampton SO15 8AB

for sale
£150,000



Property Description

Located in the ever-popular area of Shirley, this immaculately presented one-bedroom first-floor flat offers modern, low-maintenance living ideal for first-time buyers and investors alike. The property features a bright and spacious lounge with a bay window, opening into a well-equipped fitted kitchen with integrated oven and hob. The double bedroom is generous in size, while the bathroom is fitted with a white suite and heated towel rail. Further benefits include double glazing, electric heating, secure video entry system, communal gardens and a communal bike store. Conveniently situated close to local amenities, transport links 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.

secure video entry system, communal gardens and a communal bike store

Entrance Hall

Living Room

14' 10" x 10' 8" (4.52m x 3.25m)

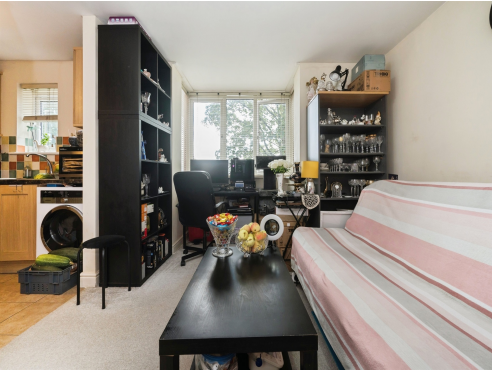
Kitchen

9' 2" x 6' 9" (2.79m x 2.06m)

Bedroom

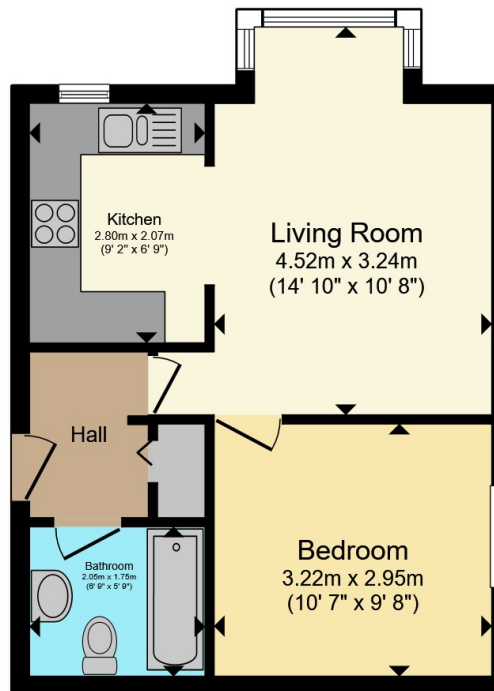
10' 7" x 9' 8" (3.23m x 2.95m)

External









First Floor

Total floor area 37.6 m² (405 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: B Council Tax
 Band: A

Service Charge: 971.44 Ground Rent:
 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SSR313001

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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