



Connells

Brook Court Brook Valley
Southampton



Property Description

Connells are delighted to present this freshly refurbished two-bedroom first-floor flat, ideally positioned close to Southampton General Hospital, local amenities and excellent transport links. The property offers bright and well-presented accommodation throughout, featuring a spacious living room with direct access to a private balcony overlooking the communal gardens. The main bedroom is a generous double, complemented by a further bedroom suitable for a guest room, home office or nursery. The fitted kitchen comes complete with white goods, while the bathroom features a modern white suite with a shower over the bath. Further benefits include a garage providing additional storage, off-road parking for one vehicle and convenient access into and out of the 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

Living Room

15' 3" x 12' 1" (4.65m x 3.68m)

Kitchen

8' 3" x 6' (2.51m x 1.83m)

Bedroom One

11' 3" x 11' 2" (3.43m x 3.40m)

Bedroom Two

8' 8" x 8' 4" (2.64m x 2.54m)

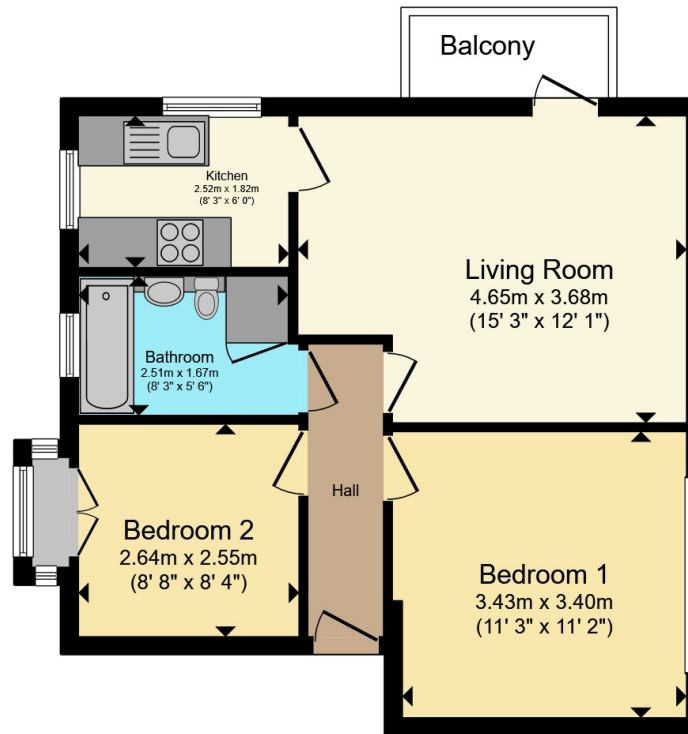
Bathroom

8' 3" x 5' 6" (2.51m x 1.68m)









Total floor area 49.4 m² (531 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: B

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SSR313230

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.

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

Property Ref: SSR313230 - 0002