



Connells

Dawtre Court Grosvenor Road
Southampton



Property Description

Connells are delighted to bring to market this well-presented over-60s ground floor retirement flat, offering a wonderful blend of comfort and practicality. The bright and spacious south-facing lounge is filled with natural light and provides direct access to a patio and the well-maintained communal gardens, creating an ideal space to relax outdoors.

The kitchen features neutral cabinetry, ample worktop space and room for freestanding appliances. There are two generous double bedrooms, both benefiting from built-in wardrobes for excellent storage. The bathroom comprises a shower, WC and hand basin with storage. Additional benefits include a built-in airing cupboard, double glazing, electric heating, off-street parking and communal facilities.

Ideally situated in a sought-after area of Southampton, the property is within easy reach of Southampton Common, Portswood High Street, shopping amenities, medical facilities and excellent transport links to the City Centre and beyond. This lovely home is perfect for those seeking a peaceful yet well-connected retirement lifestyle.

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.

Hallway

Has Storage Available

Living Room

10' 4" MAX x 21' 2" MAX (3.15m MAX x 6.45m MAX)

Has Direct Access to Patio Seating & Communal Garden

Kitchen

7' 9" MAX x 6' MAX (2.36m MAX x 1.83m MAX)

Bedroom 1

14' 9" MAX x 8' 9" (4.50m MAX x 2.67m)

Has Built-In Storage

Bedroom 2

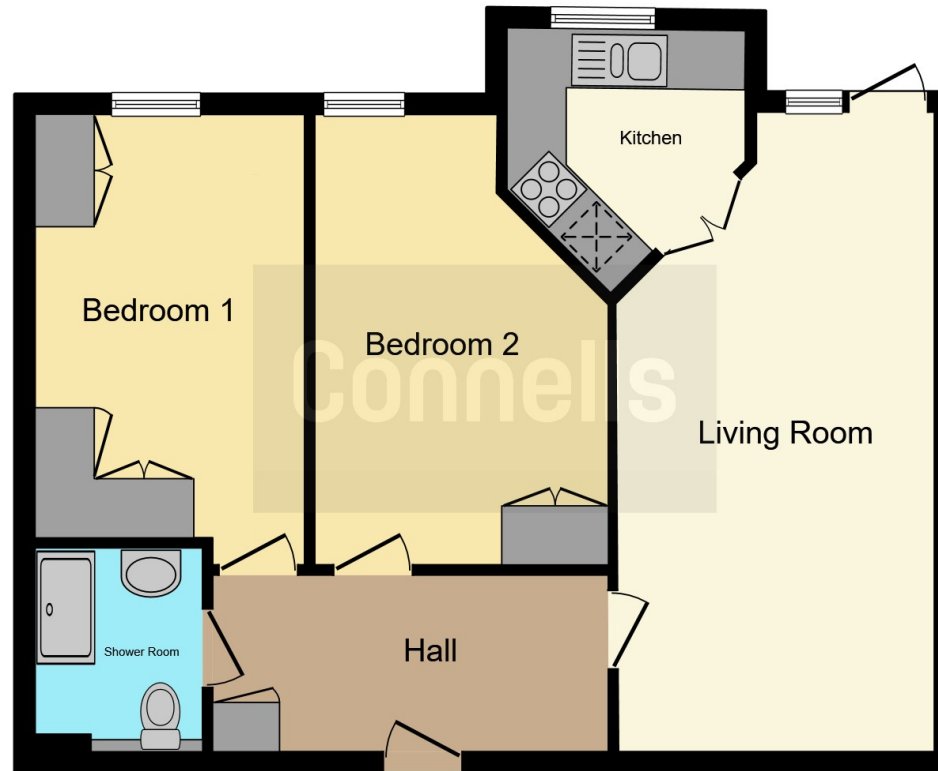
14' 9" MAX x 9' 7" MAX (4.50m MAX x 2.92m MAX)

Has Built-In Storage









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.focalagent.com

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: C

Service Charge:
 3755.00

Ground Rent:
 479.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SSR311692

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 1991. 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. 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: SSR311692 - 0012