

Connells

Wilroy Gardens
SOUTHAMPTON

Wilroy Gardens
SOUTHAMPTON SO16 9WF

for sale offers over
£200,000







Property Description

Situated within a quiet cul-de-sac in the popular Maybush area, this well-presented second-floor apartment offers an excellent opportunity for first-time buyers, investors, or downsizers alike. Occupying a private position with only one neighbouring apartment, the property provides a rare sense of peace and privacy. The accommodation features a bright open-plan kitchen/living space with dual-aspect windows, creating a light and airy environment ideal for modern living. There are two generously sized double bedrooms, a contemporary family bathroom, gas central heating, double glazing, and ample storage throughout. Externally, the property benefits from a private garage and visitor parking. Conveniently located close to Southampton General Hospital, local amenities, transport links, and Southampton Common.

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/Kitchen
21' 1" x 11' 11" (6.43m x 3.63m)

Bedroom One
16' 3" x 10' 5" (4.95m x 3.17m)

Bedroom Two
10' 9" x 9' 7" (3.28m x 2.92m)

Family Bathroom
6' 11" x 5' 4" (2.11m x 1.63m)

Garage
18' 2" x 9' 10" (5.54m x 3.00m)







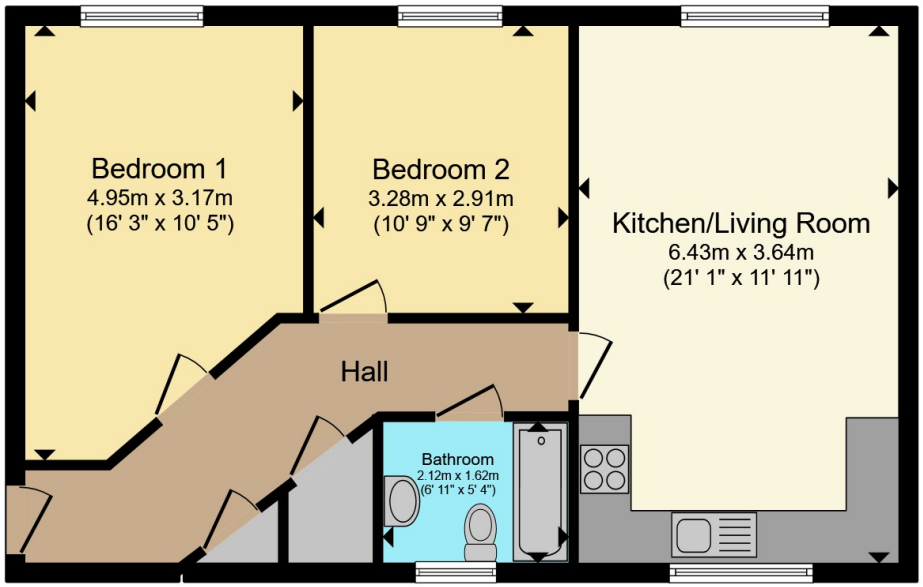




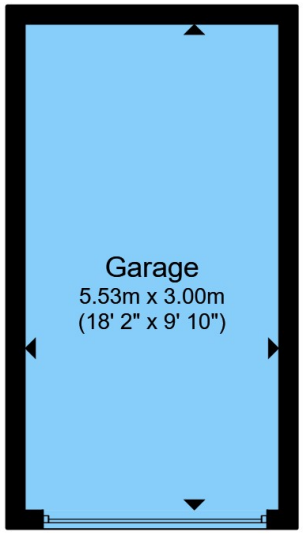








Second Floor



Garage

Total floor area 76.6 m² (825 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: C

Council Tax Band: A

Service Charge: 2313.00

Ground Rent: 200.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SSR313088

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

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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.

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