



Connells

The Guard Apartments Regents Park Road
SOUTHAMPTON

The Guard Apartments Regents Park Road SOUTHAMPTON SO15 8AH

for sale
£210,000



Property Description

Located in the highly sought-after area of Regents Park, this charming two-bedroom first-floor apartment is a fantastic opportunity for first-time buyers. Connells are pleased to present this well-designed home, featuring built-in storage in the hallway and two generously sized bedrooms, one of which benefits from an en-suite shower room.

The spacious living/dining room is enhanced by expansive double-glazed windows with direct access out onto the balcony, allowing natural light to flood in and create a bright, airy atmosphere which leads to the separate and modern kitchen with a built-in oven and free standing white goods.

The property also includes a stylish three-piece bathroom, featuring a hand basin, toilet, and a bathtub with an attached shower. Double-glazed windows and gas central underfloor heating to ensure year-round comfort, while residents can enjoy access to the communal outdoor green spaces, perfect for unwinding during the warmer months.

Situated in a prime central location, this flat is just a short walk from Shirley High Street, providing easy access to grocery stores, retail shops, and essential amenities. Southampton Central Train Station, the town centre, and the M27 motorway are all within close proximity, as well as Southampton General Hospital. Offering both convenience and charm, this property is a fantastic find in the heart of Southampton.

Communal Entrance

Flat Entrance

Living/Dining Room

15' 8" Max narrowing to x 15' (4.78m Max narrowing to x 4.57m)

Kitchen

11' 3" narrowing to x 7' 5" (3.43m narrowing to x 2.26m)

Bedroom One

13' 4" narrowing to x 12' 2" (4.06m narrowing to x 3.71m)

En-Suite

5' 11" narrowing to x 5' 11" (1.80m narrowing to x 1.80m)

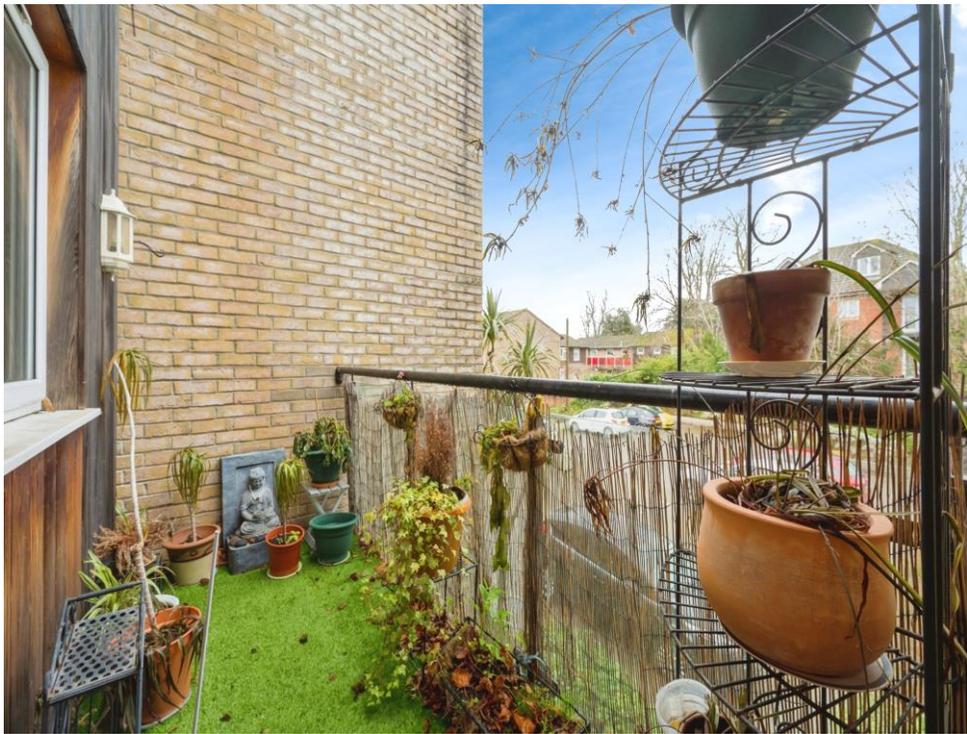
Bedroom Two

10' 4" narrowing to x 9' 3" (3.15m narrowing to x 2.82m)

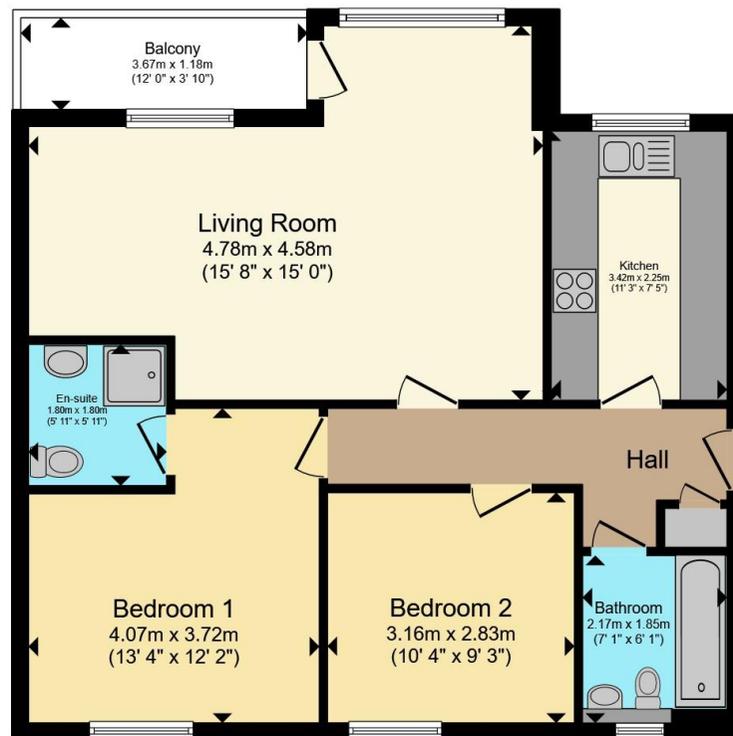
Balcony

12' narrowing to x 3' 10" (3.66m narrowing to x 1.17m)









Total floor area 71.2 m² (766 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

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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: B

Service Charge:
 1554.74

Ground Rent:
 200.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SSR312545

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2005. 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.

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