



**Connells**

Roberts Road  
Southampton



### Property Description

Connells are delighted to bring to the market this two bedroom, first floor apartment situated in the highly convenient Freemantle, close to Southampton, Millbrook and Redbridge Train Station. It also has fantastic routes to the M27/M3 and great transport links to get you all throughout the city.

This apartment would make an ideal first time buy or investment purchase, because it comprises of a well-sized two double bedrooms, a spacious open plan living room/dining area. The kitchen is well-appointed with an integrated oven, cupboards and counter tops, and ample cupboard space! The three-piece bathroom has a toilet, wash hand basin with storage, bath with attached overhead shower, a mirror, and a storage cupboard. Further benefits to this property are electric heating, double glazing, a communal garden, lockable outside shed and residents parking.

The property is conveniently situated with easy access to the City Centre and its wide range of shopping facilities, including the West Quay Shopping Centre. Southampton boasts a mainline railway station and there is easy access to the M3 and M27 motorways, as well as Southampton International Airport, and both Southampton Solent University and University of Southampton, as well as education and recreational grounds for all ages!

**Communal Entrance**

**Hallway**

**Living/Dining Room**

15' 5" x 11' 11" ( 4.70m x 3.63m )

**Kitchen**

11' 6" x 10' 3" ( 3.51m x 3.12m )

**Bedroom One**

11' 10" x 11' 7" ( 3.61m x 3.53m )

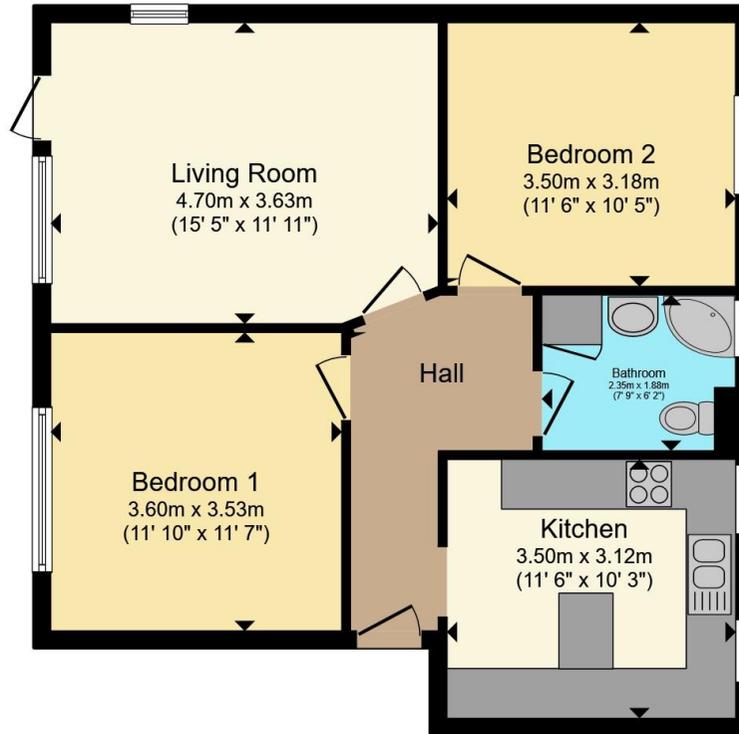
**Bedroom Two**

11' 6" x 10' 5" ( 3.51m x 3.17m )









Total floor area 64.5 m<sup>2</sup> (694 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](http://www.propertybox.io)



To view this property please contact Connells on

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409 Shirley Road Shirley  
 SOUTHAMPTON SO15 3JD

EPC Rating: D Council Tax Band: A

Service Charge: 401.40 Ground Rent: 9.96

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SSR312558](http://connells.co.uk/Property/SSR312558)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1981. 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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: SSR312558 - 0005