Connells

Bond Central Canal Walk
Southampton

Bond Central Canal Walk
Southampton SO14 3LE

for sale offers over
£125,000

Property Description

Connells are delighted to bring to market this spacious one-bedroom first-floor flat, ideally positioned in the heart of Southampton City Centre. Upon entering, you are greeted by a welcoming hallway offering two generous storage cupboards, perfect for coats, shoes, and everyday essentials. The open-plan kitchen and living area provide a bright and inviting space, enhanced by large windows allowing natural light to flood through. The kitchen features neutral cabinetry, an integrated oven, and freestanding appliance space, while there is ample room for dining and entertaining.

The bedroom is well-proportioned and benefits from a built-in double wardrobe, as well as access to a private balcony - ideal for relaxing after a long day. The modern three-piece bathroom comprises a toilet, hand-wash basin with mirrored storage cabinet, bath with attached shower, and heated towel rail. Additional benefits include gas central heating and double glazing throughout.

Residents also enjoy access to three communal roof terraces, perfect for summer BBQs or taking in the views across the City. The property is within walking distance to the waterfront, numerous parks, and a variety of local amenities including shops, restaurants, bars, gyms, and entertainment facilities. West Quay Shopping Centre and Southampton Central Train Station are also nearby, with excellent transport links in and out of the City, making this the perfect home for those seeking convenience and modern city living.

Hallway

Has 2x Storage Cupboards

Living Room/Kitchen

22' 7" MAX x 10' 3" MAX (6.88m MAX x 3.12m MAX)

Open-Plan, Has Large Windows, Space for Dining, Neutral Cabinetry, Integrated Oven & Freestanding Appliance Space

Bedroom

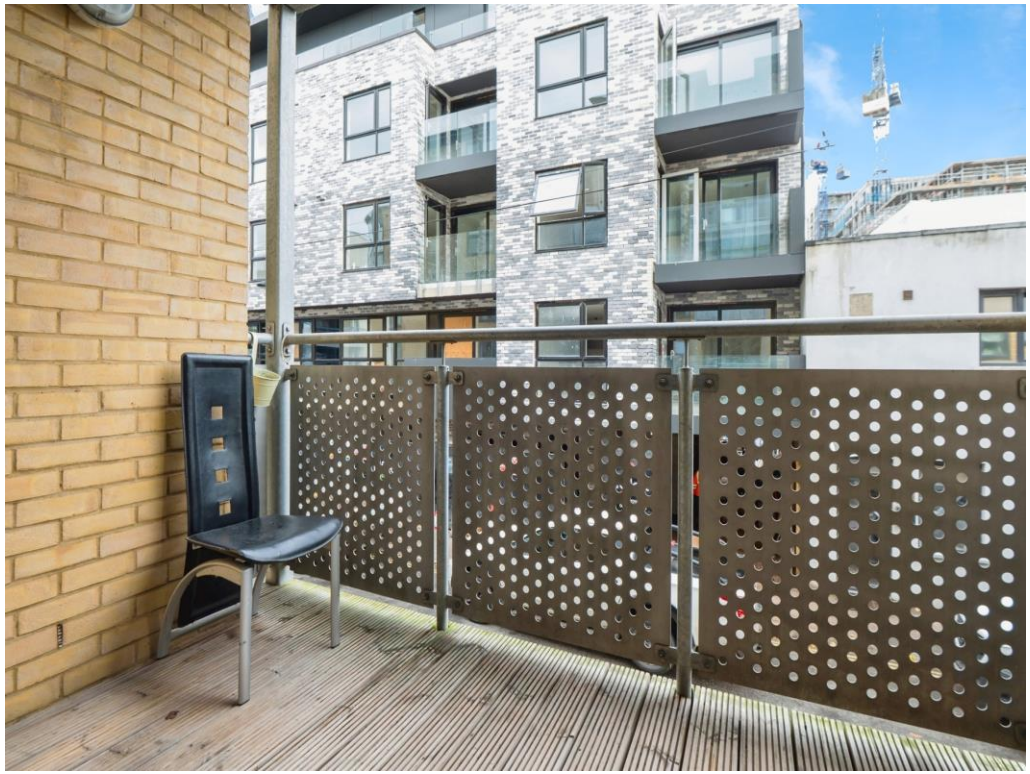
12' 4" x 9' 6" (3.76m x 2.90m)

Has Built-In Double Wardrobe & Access to Private Balcony

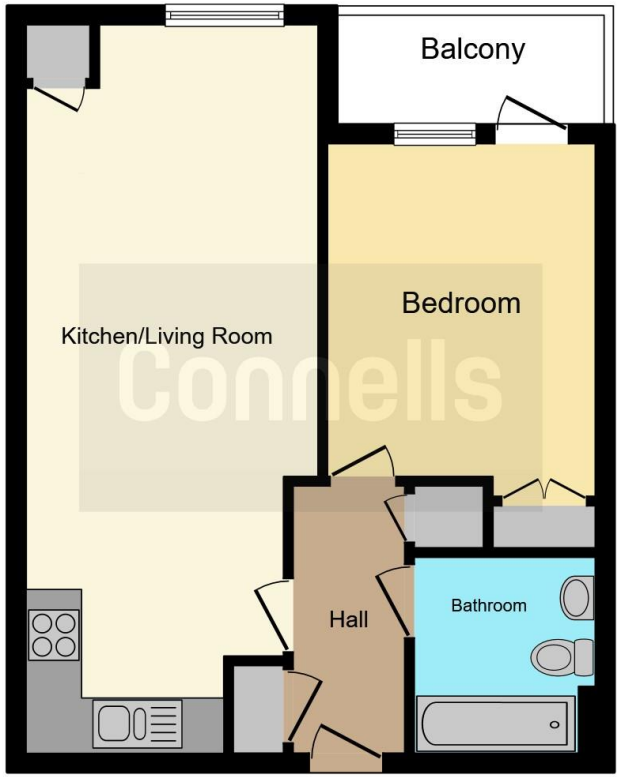
Bathroom

8' 8" x 5' 6" (2.64m x 1.68m)

Three-Piece with Toilet, Hand-Wash Basin, Bath with Attached Shower, Mirrored Storage Cabinet and Heated Towel Rail



Fire
assembly
point



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

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409 Shirley Road Shirley
SOUTHAMPTON SO15 3JD

EPC Rating: C

Council Tax Band: A

Service Charge: 2087.28

Ground Rent: 150.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SSR312470

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 2012. 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.