



Connells

Roberts Road
Southampton



Property Description

Connells are delighted to bring to the market this two bedroom ground floor flat settled in the highly convenient Freemantle, close to Southampton, Millbrook and Redbridge Train Station and fantastic transport links/routes to the M27/M3 and all throughout the city.

This property would be perfect for small families, investors or first time buyers alike, as it comprises of two well-sized double bedrooms, a spacious living room with access to a private patio and large windows allowing plenty of natural light. The fitted kitchen is well-appointed with both integrated and freestanding appliances, neutral cupboards and counter tops, and built-in storage! The three-piece bathroom has a toilet, wash hand basin with storage, bath with attached shower and a built-in storage cupboard. Further benefits to this property are gas central heating, double glazing, a communal garden with communal facilities, a 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 many education options for all ages and recreational grounds for all ages!

Hall

Living Room

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

Access to Private Patio

Kitchen

11' 6" x 8' 1" (3.51m x 2.46m)

Fitted with Both Integrated and Freestanding Appliances, Neutral Cupboards and Counter Tops, and Built-In Storage

Bedroom 1

11' 10" x 11' 8" (3.61m x 3.56m)

Bedroom 2

11' 6" x 10' 4" (3.51m x 3.15m)

Bathroom

7' 9" x 6' 2" (2.36m x 1.88m)

Three-Piece Bathroom Has a Toilet, Wash Hand Basin with Storage, Bath with Attached Shower and a Built-In Storage Cupboard









Floor Plan

Total floor area 62.0 m² (668 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



To view this property please contact Connells on

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409 Shirley Road Shirley
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EPC Rating:
 Awaited

Council Tax
 Band: A

Service Charge: 614.00 Ground Rent:
 9.95

Tenure: Leasehold

view this property online connells.co.uk/Property/SSR312749

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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