



Connells

Eldon House Orchard Lane
Southampton



Property Description

A spacious three bedroom apartment located within a short distance of Southampton. In our opinion, this property is the ideal first time buy or investment and must be seen to appreciate everything it has to offer. Internally, the property benefits from spacious living accommodation throughout and includes three double bedrooms, a generous size lounge/diner, light & airy kitchen and family bathroom. Other benefits of the home include extra storage cupboards, gas central heating and double glazing. Externally, there is also the added bonus of a large balcony.

Being offered with no chain and located just a short distance from Southampton city centre, train station and major bus routes, we highly recommend a viewing so contact us today to arrange an appointment.



**Secure
Entrance**

Communal

Bedroom 3

5' 8" x 12' 1" (1.73m x
3.68m)

Private Entrance

Bathroom

Hall

Lounge

10' 4" max x 15' 6"
(3.15m max x 4.72m)

Kitchen

7' 7" x 15' 9" (2.31m x
4.80m)

Balcony

Bedroom 1

9' max x 15' 1" (2.74m
max x 4.60m)

Bedroom 2

8' 8" x 12' 1" (2.64m x
3.68m)







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: C

Tenure: Leasehold

view this property online [connells.co.uk/Property/SSR310741](https://www.connells.co.uk/Property/SSR310741)

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1982. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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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