



**Connells**

Lordsdale Court Seacole Gardens  
Southampton



### Property Description

Located only a stone's throw from Southampton General Hospital in a quiet cul-de-sac, this spacious and wonderfully presented apartment enjoys a first floor position, perfect for rental investment or owner occupiers. The property comprises lounge/kitchen, two bedroom with the master benefitting from a fitted wardrobe and an en-suite, and a three piece bathroom suite. The property also benefits from gas central heating, double glazing, a balcony and allocated secure undercroft parking. The property is being offered for sale with no forward chain. A viewing is highly recommended to truly appreciate the accommodation we have on offer here at Lordsdale Court.

The property is located in an extremely convenient and sought after location. Local shops are available in Shirley and more comprehensive facilities are available in the City Centre which include West Quay. Southampton Common offers walks in over 300 acres of parkland and further recreational facilities may be found at the Sports Centre. There are easy access routes to the M3 and M27 and Southampton International airport is off junction 5 of the M27. The University and Southampton General Hospital are also within easy reach.

**Communal Entrance**

**Apartment Entrance**

**Hall**

**Lounge**

13' x 10' 5" ( 3.96m x 3.17m )

**Kitchen**

10' 8" x 7' 6" ( 3.25m x 2.29m )

**Bedroom 1**

20' 2" max x 9' 9"  
( 6.15m max x 2.97m )

**En Suite**

6' 3" x 4' 6" ( 1.91m x 1.37m )

**Bedroom 2**

13' 1" x 7' 8" ( 3.99m x 2.34m )

**Bathroom**

9' 9" x 5' 9" ( 2.97m x 1.75m )









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: B**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SSR311017](https://www.connells.co.uk/Property/SSR311017)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. 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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