



Connells

Walnut Grove  
Southampton



#### Property Description

Connells are delighted to bring to the market this one bedroom ground floor apartment situated in the highly sought after location of Millbrook, a short drive from Southampton General Hospital and great transport links to Southampton City Centre and the Motorway. The property which would make an ideal investment or first time buyer purchase comprises of an open plan kitchen/living space, one double bedroom and a three piece bathroom suite. The property also benefits from a secure entrance, gas central heating, double glazing and communal gardens. A viewing is highly recommended to truly appreciate the accommodation we have on offer here on Walnut Grove and is being offered with no forward chain.

Millbrook is a highly sought after area due to its convenient location. Situated just a short drive away from Shirley high street where there are a range of shops, supermarkets, bars and restaurants as well as other leisure facilities. Southampton General hospital is also nearby. Totton and Millbrook train stations are both within two miles of the house and M3 and M27 motorway links are less than a 5 minute drive away.



**Communal Entrance**

**Apartment Entrance**

**Hall**

**Kitchen / Living Room**

15' 1" x 13' 6" ( 4.60m x 4.11m )

**Bedroom**

15' x 8'  
( 4.57m x 2.44m )

**Bathroom**

8' 2" x 5' 6" ( 2.49m x 1.68m )





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

**T 02380 789 351**  
**E shirley@connells.co.uk**

409 Shirley Road Shirley  
 SOUTHAMPTON SO15 3JD

**EPC Rating: D**

**view this property online [connells.co.uk/Property/SSR311223](https://www.connells.co.uk/Property/SSR311223)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SSR311223 - 0003