



Connells

Springford Gardens
Southampton



Property Description

Connells are delighted to offer for sale this ground floor maisonette studio apartment, which is conveniently located just a 10 minute walk from Southampton General and Princess Anne Hospitals. This property has the potential to be a great rental opportunity or first time purchase and comprises of an open plan bedroom/living area with fitted wardrobes and pull down double bed, kitchen area, dressing/storage area and a three piece bathroom suite including electric shower. Other benefits include double glazing and electric heating on Economy 7. Externally there is sole use of the front and side lawns, an allocated parking space and visitor parking. Additionally the property uniquely benefits from a 900+ year lease, peppercorn ground rent and no service charges. Offered with no forward chain, a viewing is highly recommended to truly appreciate this maisonette studio apartment that is on offer here on Springford Gardens.



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.

Flat Entrance

Bedroom / Living / Kitchen Area

12' 7" x 19' 5" (3.84m x
5.92m)

Dressing / Storage Area

Bathroom

6' 4" x 4' 9" (1.93m x
1.45m)





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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EPC Rating: C

view this property online connells.co.uk/Property/SSR311210

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1980. 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.

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