



**Connells**

Arthur Road  
Southampton





#### Property Description

Connells are delighted to bring to the market this first floor studio apartment situated in the highly sought after location of Arthur Road, close to Southampton Railway Station and fantastic routes to the M27/M3 and great transport links throughout the city. This first floor apartment would make an ideal investment purchase comprises of an open plan living/bedroom, separate kitchen and a shower room. Further benefits to this property are a 150+ years lease, peppercorn ground rent, electric heating, double glazing, loft access, communal parking to the rear and communal gardens. Offered with no forward chain, a viewing is highly recommended to truly appreciate the accommodation we have to offer here on Arthur Road.

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.

**Communal Entrance**

**Flat Entrance**

**Lounge / Bedroom**

11' 1" x 10' 9" ( 3.38m x 3.28m )

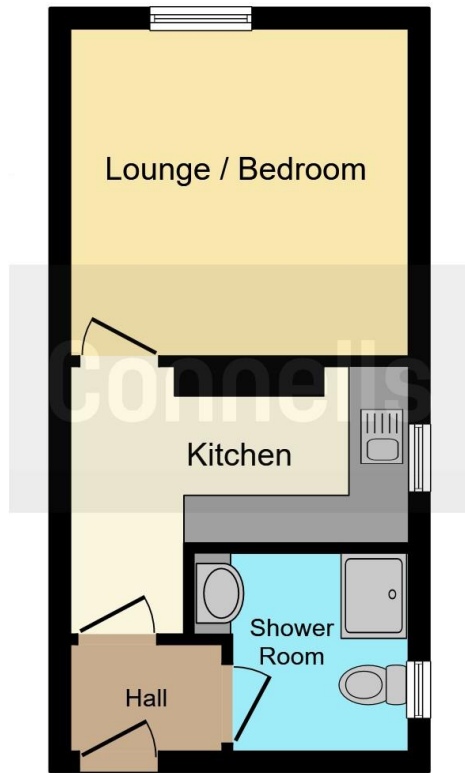
**Kitchen**

7' x 5' 7" ( 2.13m x 1.70m )

**Bathroom**

6' 5" x 7' 4" ( 1.96m x 2.24m )





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](http://www.focalagent.com)

To view this property please contact Connells on

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SOUTHAMPTON SO15 3JD

**EPC Rating: D**

**view this property online [connells.co.uk/Property/SSR310909](http://connells.co.uk/Property/SSR310909)**

This is a Leasehold property with details as follows; Term of Lease 189 years from 01 Jan 1989. 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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