



**Connells**

Neptune House Neptune Way  
SOUTHAMPTON



## Property Description

Connells are delighted to bring to the market the perfect blend of modern living and convenience in this charming one-bedroom upper floor flat, situated in the highly sought-after area of Ocean Village. Ideal for those who appreciate both comfort and style, this flat offers a host of desirable features that make it an exceptional place to call home.

With a bright and spacious living area that opens onto a private balcony, providing a delightful spot to enjoy your morning coffee or evening relaxation with views of the River Itchen. The sleek, modern kitchen is a true highlight, providing elegant countertops, and ample storage. A very spacious double bedroom and a four-piece bathroom boasts a contemporary bathtub with shower, toilet and hand wash basin.

For added convenience, the flat includes allocated parking, ensuring you always have a spot waiting for you. Located near a bustling shopping centre and a variety of local shops, you'll have everything you need right at your doorstep. Additionally, the beautiful harbour is just a short stroll away, providing a picturesque setting for leisurely walks and weekend outings.

## Hallway

## Bedroom

14' 2" x 9' 8" ( 4.32m x 2.95m )

## Bathroom

6' 4" x 6' 9" ( 1.93m x 2.06m )

## Kitchen

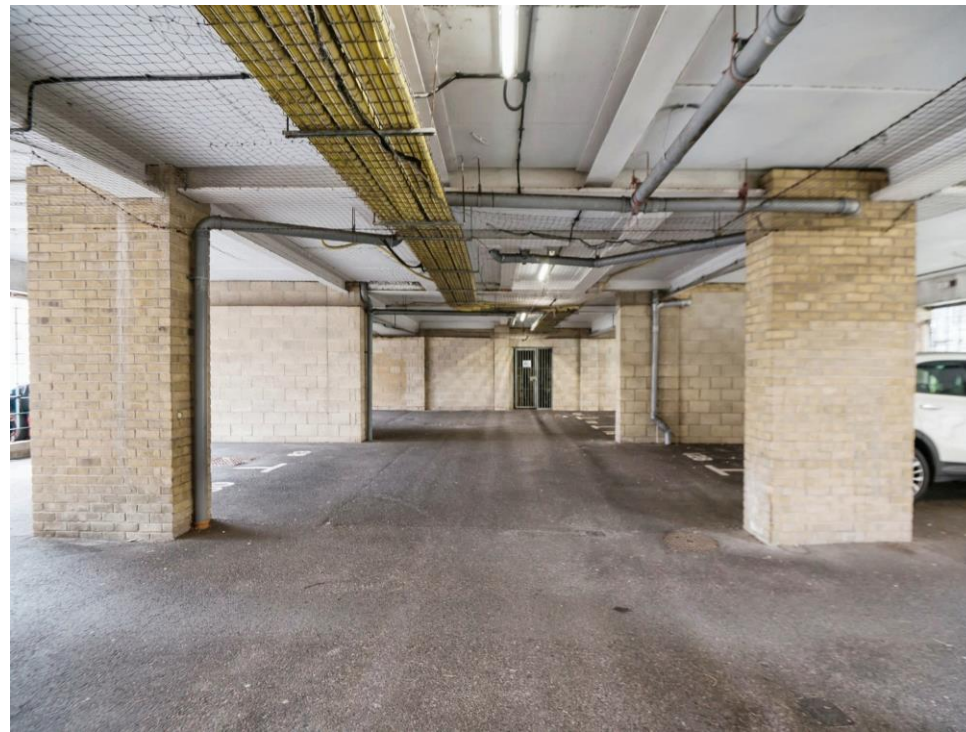
7' 8" x 6' 5" ( 2.34m x 1.96m )

## Lounge

16' 9" x 10' 8" ( 5.11m x 3.25m )

## Balcony









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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**EPC Rating: B**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SSR311342](http://connells.co.uk/Property/SSR311342)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

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Property Ref: SSR311342 - 0005

