



Connells

Colne Court Colne Avenue
SOUTHAMPTON



Property Description

Connells are delighted to present to market this convenient first-floor split-level apartment. It offers spacious accommodation across two floors in the popular area of Millbrook.

There is entry via a communal but secure entrance with stairs that lead to the first floor. As soon as you enter, you are greeted by a handy storage cupboard and a deep under stairs cupboard in the hallway, with a fitted kitchen to the left. Further on is the living room, which can be home to both seating and dining furniture, making it perfect to host friends and family, with direct access to the open balcony. Upstairs is comprised of a three-piece bathroom, with a toilet, hand-washing basin with storage, a bath with an attached shower, and a radiator. Perfect for your towel in the winter days! The bedrooms are both spacious doubles with built-in storage space in each. Gas Central Heating and Double Glazing are additional benefits to this property, as well as a communal car park and garden.

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

Hallway

Storage Cupboard

Deep Under-Stairs Cupboard

Kitchen

10' 9" x 7' 1" (3.28m x 2.16m)

Living Room

15' 2" x 13' 3" (4.62m x 4.04m)

Balcony

Stairs Leading To First Floor

Bedroom 1

13' 1" x 10' 8" (3.99m x 3.25m)

With Built-In Storage

Bedroom 2

13' 3" x 9' 8" (4.04m x 2.95m)

With Built-In Storage

Bathroom

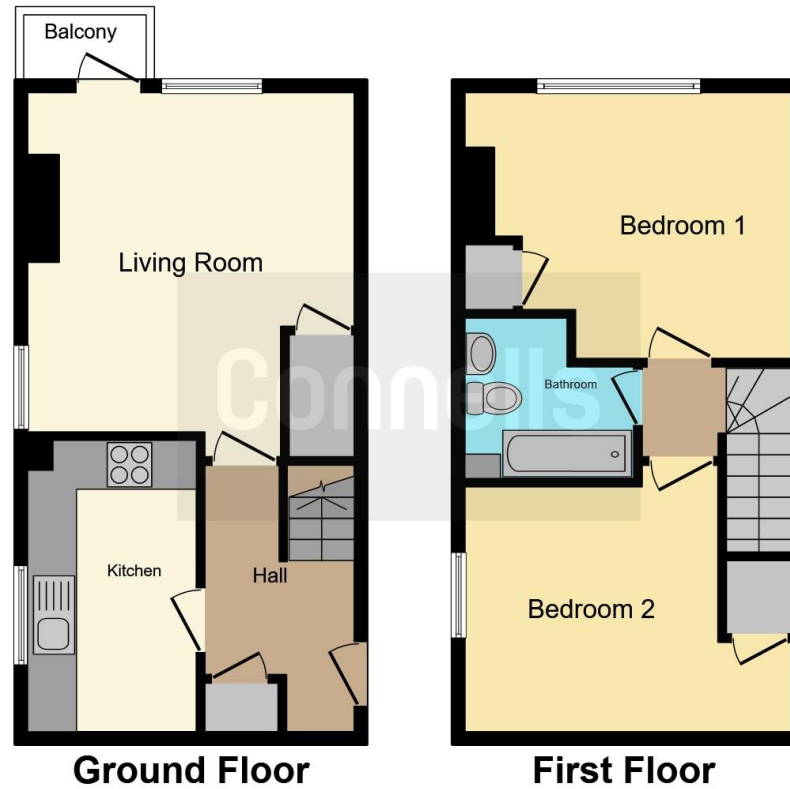
6' 4" x 7' (1.93m x 2.13m)

Three-Piece with Toilet, Hand-Washing Basin with Storage, Bath with Attached Shower, and a Radiator.









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

Tenure: Leasehold

view this property online connells.co.uk/Property/SSR311629

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2004. 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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