



SHELLEY COURT

NO  
PARKING  
RESIDENTS  
ONLY

Connells

Shelley Court Hill Lane  
Southampton



## Property Description

Connells are delighted to bring to the market this one bedroom second floor apartment situated in the highly sought development of Shelley Court, close to Southampton Railway Station and fantastic routes to the M27/M3 and great transport links throughout the city.

This apartment would make an ideal first time buy or investment purchase comprises of a fantastic and spacious living room, with two large windows to see the overlooking view. This seamlessly flows into the well-equipped kitchen, with ample cupboard storage space, and space for dishwasher, washer or dryer and an oven. The bedroom is a large double with a built-in wardrobe, perfect for keeping a clutter-free home. The two additional storage cupboards in the hallway before the living room, helps to maintain this idea through the whole flat. The bathroom is a three-piece and has a Hand-Washing Basin, Toilet and Bath with Attached Shower. Further benefits to this property are electric heating, double glazing, access to communal gardens, allocated parking space and an extended lease!

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. You are also close by multiple primary and secondary schools.

**Communal Entrance**

**Apartment Entrance**

**Hallway**

**Living Room**

9' 6" x 15' 1" ( 2.90m x 4.60m )

**Kitchen**

7' 4" x 6' ( 2.24m x 1.83m )

**Bedroom**

8' 7" x 14' 2" ( 2.62m x 4.32m )

Double Bedroom with Built-In Wardrobe

**Bathroom**

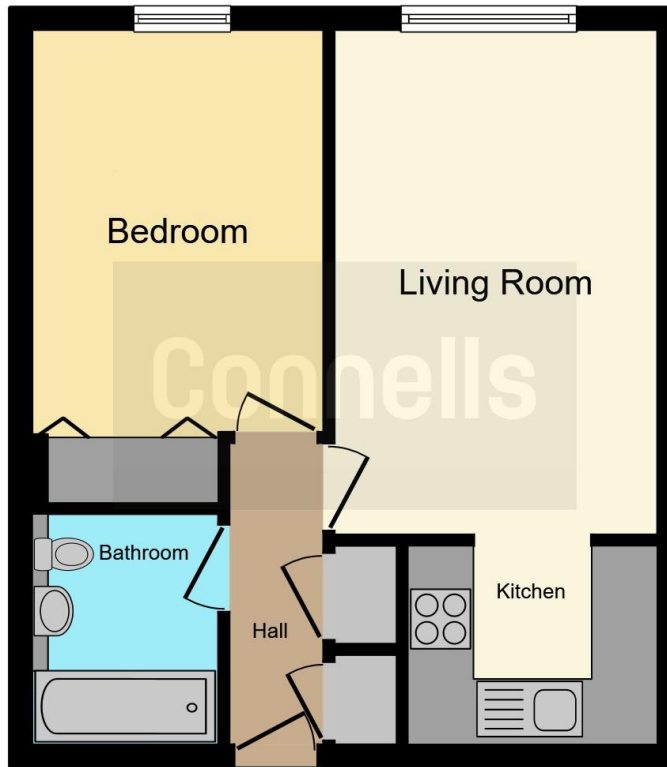
5' 5" x 6' 9" ( 1.65m x 2.06m )

Three-Piece Hand-Washing Basin, Toilet & Bath with Attached Shower









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)

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**EPC Rating: C**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SSR311623](http://connells.co.uk/Property/SSR311623)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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