



**Connells**

Briarswood  
Southampton





### Property Description

Situated in the highly sought after location of Briarswood, Connells are delighted to welcome to the market this two bedroom ground floor apartment situated just a stones throw away from Southampton General Hospital. The property which would make an ideal first time buyer or investment purchase comprises of a lounge/dining room, separate kitchen, two good sized bedrooms and a three piece bathroom suite. The property also benefits from electric heating, double glazing, allocated parking and a 900+ years lease. A viewing is recommended to truly appreciate the accommodation we have to offer here in Briarswood.

Shirley is a sought-after residential area with Southampton Common, the central railway station and city centre all within easy reach. Local shops are within walking distance whilst the extensive facilities of Shirley High Street are also found nearby. An excellent bus service serving all parts of the city passes along St James Road and popular schools for all ages are located within the vicinity. St James Park is within walking distance and is an extremely popular place for families with children to enjoy outdoor recreation. An indoor swimming pool is found nearby in Kentish Road and is an additional neighbourhood facility popular with children of all ages.



## Entrance Hall

## Lounge

15' 6" x 14' 3" ( 4.72m x 4.34m )

## Kitchen

9' 8" x 5' 8" ( 2.95m x 1.73m )

## Bedroom 1

12' 3" x 9' 3" ( 3.73m x 2.82m )

## Bedroom 2

12' 4" x 8' 7" ( 3.76m x 2.62m )

## Bathroom

Three-Piece Bathroom with Hand-Washing Basin, Toilet, Bath with Attached Shower and an Electric Towel Rail



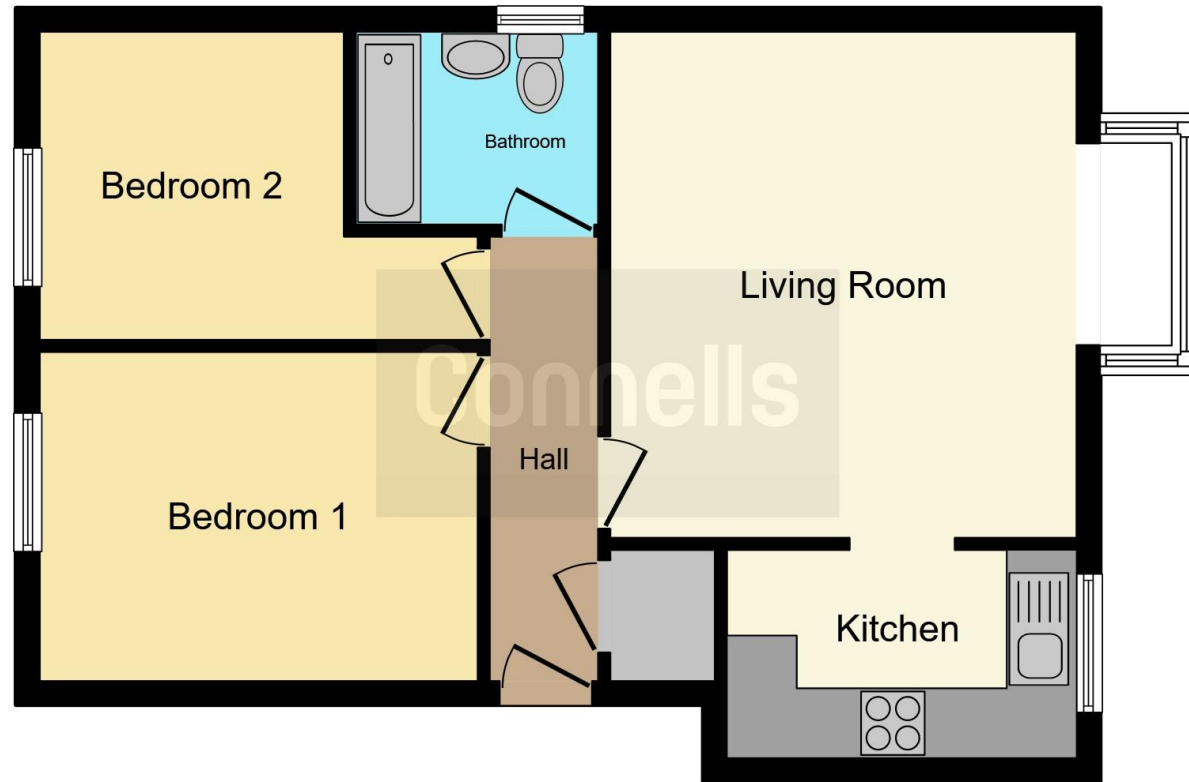












This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 02380 789 351**  
**E shirley@connells.co.uk**

409 Shirley Road Shirley  
SOUTHAMPTON SO15 3JD

**EPC Rating: D**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SSR308607](https://www.connells.co.uk/Property/SSR308607)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1992. 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.

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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