



Connells

Wilroy Gardens
Southampton



Property Description

Connells are delighted to present the opportunity to purchase this modern two bedroom upper floor apartment on the highly desirable Wilroy Gardens, located within walking distance of Southampton General Hospital. This property would make the ideal first time buy and starts with an entrance hall that contains a partially boarded loft space, and two additional storage cupboards, this then leads to a spacious open plan lounge/kitchen. The kitchen is modern with ample cupboard space, fitted appliances and space for a washer and dishwasher also! There are also two generous sized bedrooms and a modern three piece bathroom suite with a toilet, hand-washing basin with storage and a bath with attached shower. Further features include gas central heating, extra storage, double glazing throughout and allocated parking. This property screams convenience through its location, layout, and makeup! A viewing is highly recommended to truly appreciate the size and style of this accommodation.



Local amenities include access to Southampton General and Princess Anne Hospitals, bus service to Southampton City Centre and Shirley shopping centre. Located nearby are recreational parks, Southampton Sports Centre, The Common and access to Central train station and motorway links M3/M27 to major routes.

Hallway

Has 2 Storage Cupboards

Bathroom

Bedroom 1

14' 1" x 10' 2" (4.29m x 3.10m)

Bedroom 2

10' 6" x 7' 7" (3.20m x 2.31m)

Living Room

14' 9" x 10' 2" (4.50m x 3.10m)

Open-Plan with Kitchen

Kitchen

10' 6" x 7' 3" (3.20m x 2.21m)

Open-Plan with Living Room









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/SSR311604

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2013. 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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