



Connells

Lavender Court Laundry Road
Southampton



Property Description

Connells are delighted to bring to market this spacious and wonderfully presented one-bedroom, second-floor flat located only a stone's throw from Southampton General Hospital in a quiet cul-de-sac, in the highly desirable Lavender Court. It is comprised of an open plan kitchen/living area, three piece bathroom and a bedroom. The kitchen is well-equipped with ample cupboard storage, and additional storage cupboards in the hallway. The bathroom is a three-piece bathroom, with a toilet, hand-washing basin, and a bath with attached shower. All the rooms are boasting space, you cant go wrong with this property as a first time purchase! The property also benefits from gas central heating, double glazing, access to a communal garden and an allocated parking space. A viewing is highly recommended to truly appreciate the accommodation we have on offer here in the desirable Lavender Court.

The property is located in an extremely convenient and sought after location. Local shops are available in Shirley and more comprehensive facilities are available in the City Centre which include West Quay. Southampton Common offers walks in over 300 acres of parkland and further recreational facilities may be found at the Sports Centre. There are easy access routes to the M3 and M27 and Southampton International airport is off junction 5 of the M27. The University and Southampton General Hospital are also within easy reach.

Hallway

Has 2 Storage Cupboards, 1 Being a Double

Bathroom

6' 3" x 6' 5" (1.91m x 1.96m)

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

Bedroom

13' x 10' 8" (3.96m x 3.25m)

Living Room

15' 1" x 11' (4.60m x 3.35m)

Open-Plan with Kitchen

Kitchen

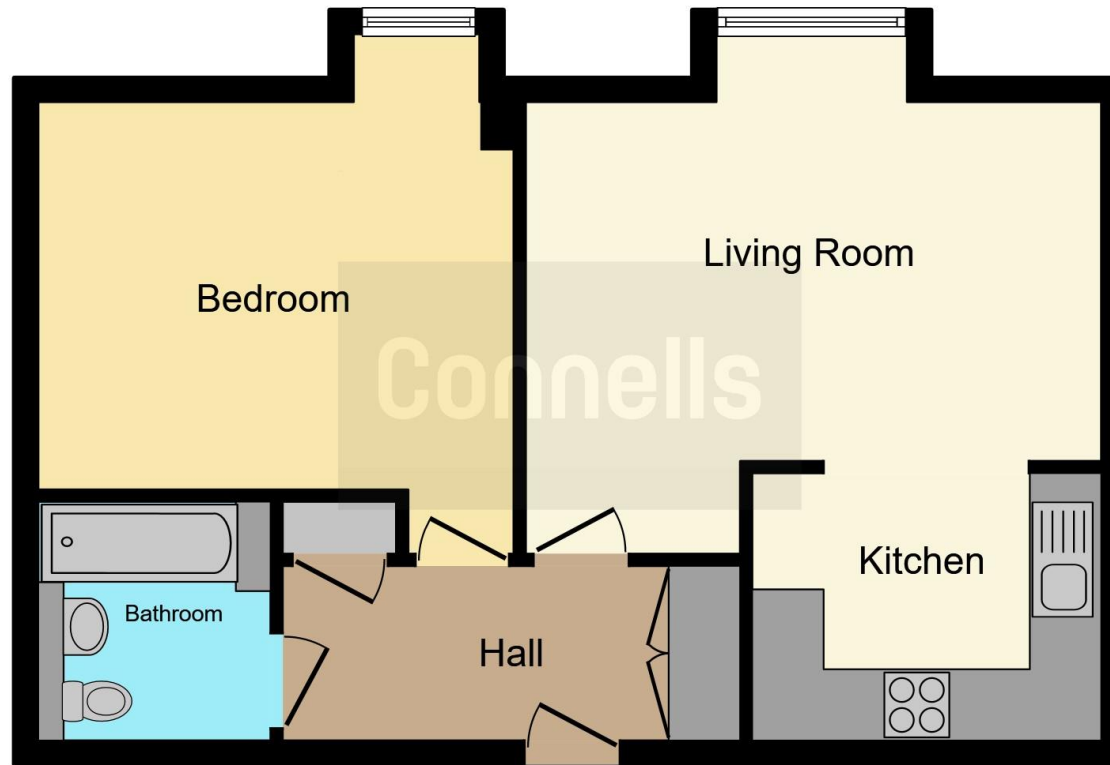
10' x 6' 2" (3.05m x 1.88m)

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

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

409 Shirley Road Shirley
SOUTHAMPTON SO15 3JD

EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/SSR311667

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.

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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SSR311667 - 0003