



**Connells**

Ted Bates Road  
SOUTHAMPTON





### Property Description

Situated in the highly sought after location of the City, Connells are delighted to bring to the market this cosy two bedroom first floor flat, that boasts two generous double bedrooms one with built-in storage and an ensuite. The ensuite is a three-piece with a walk-in shower, toilet and wash hand basin. The open-plan living room/kitchen provides ample space for both relaxation and entertaining making it perfect for couples who are buying for their first time, direct access through the living area to the beautiful balcony and a three-piece bathroom including a hand washing basin, toilet, a bathtub with an attached shower, heated towel rail and space for additional shelves or storage if wanted! Residents can also enjoy direct access to a communal garden, undercroft allocated parking, double-glazed windows and gas central heating allowing you to be cosy and comfy all year round!

Situated just a short walk from the City Centre High Street, you'll have easy access to a variety of dining options and leading brand shops. Southampton City Centre is renowned for its vibrant community, amazing shopping and socialising, making it an ideal location for both leisure and everyday living. Southampton Central Train Station and Royal South Hants Hospital as well as access to the M27 Motorway are in close proximity, making this flat a fantastic opportunity for those seeking convenience and charm in the heart of Southampton.

## Hallway

Has 2x Storage Cupboard

## Kitchen/Living Room

16' 6" x 17' ( 5.03m x 5.18m )

Direct Access onto Balcony

## Balcony

## Bathroom

7' 6" x 5' 6" ( 2.29m x 1.68m )

Three-Piece Bathroom Including a Wash Hand Basin, Toilet, a Bath with an Attached Shower, Heated Towel Rail and Space for Additional Shelves or Storage

## Bedroom 1

13' 7" x 8' 2" ( 4.14m x 2.49m )

Double Bedroom with a Three-Piece Ensuite with Walk-In Shower, Toilet and Hand Wash Basin, and a Storage Cupboard.

## Bedroom 2

15' 9" x 9' ( 4.80m x 2.74m )

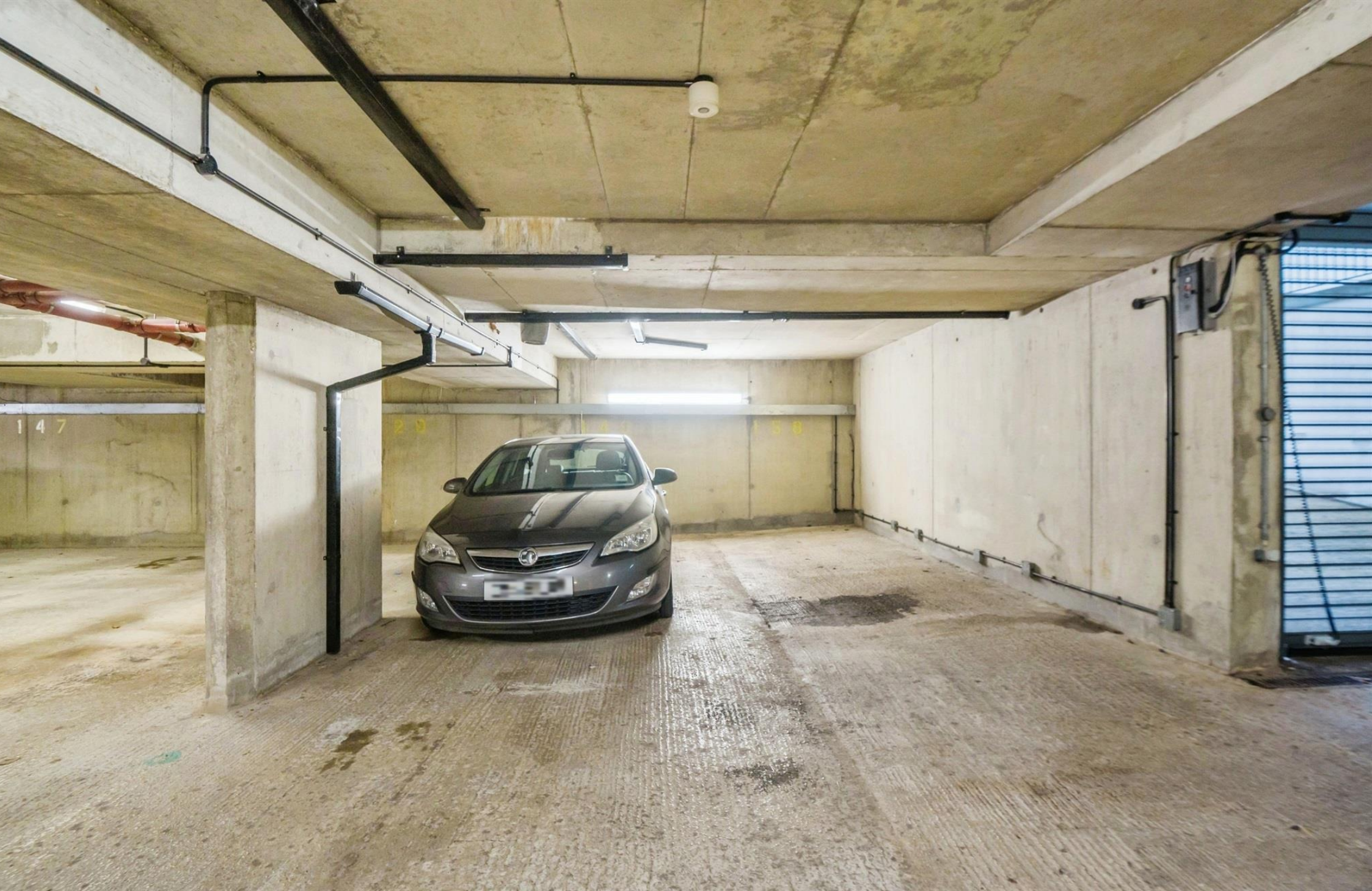
Double Bedroom



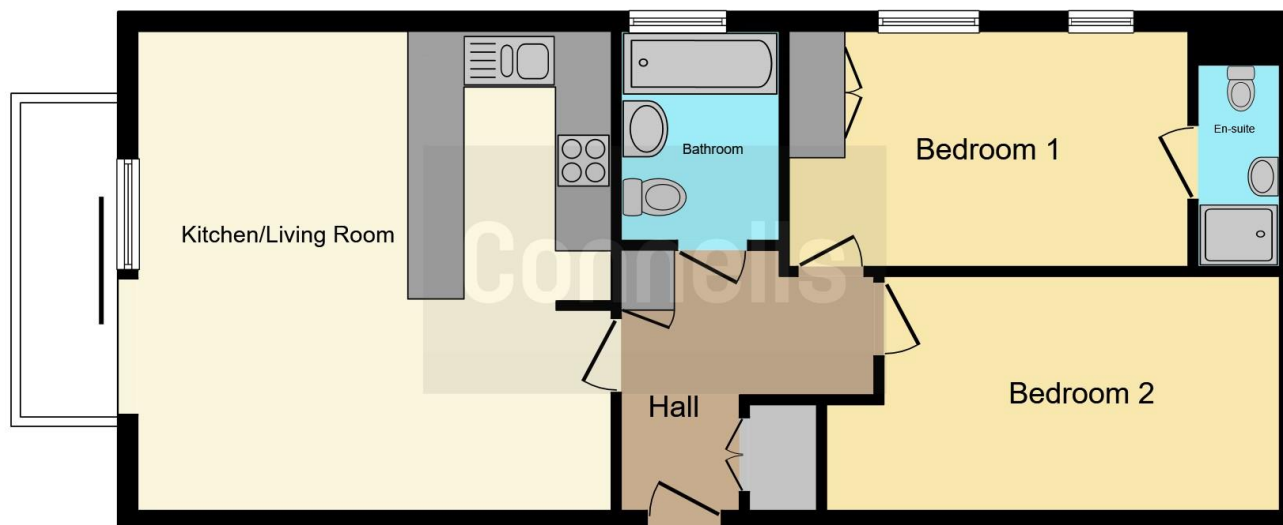












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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)

To view this property please contact Connells on

**T 02380 789 351**  
**E [shirley@connells.co.uk](mailto:shirley@connells.co.uk)**

409 Shirley Road Shirley  
 SOUTHAMPTON SO15 3JD

**EPC Rating: B**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SSR311764](http://connells.co.uk/Property/SSR311764)**

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.

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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SSR311764 - 0003