



**Connells**

Regents Park Road  
SOUTHAMPTON



### Property Description

Located in the sought-after area of Regents Park, this two-bedroom first-floor flat offers a comfortable and convenient living space, perfect for first-time buyers.

The flat features built-in storage in the hallway and two well-sized bedrooms, one with a built-in wardrobe to help keep things organized. The spacious living room benefits from large double-glazed windows, allowing plenty of natural light to brighten the space. The open-plan kitchen, fitted with a mix of integrated and freestanding appliances, offers ample storage and functionality. The three-piece bathroom includes a hand basin, heated towel rail, toilet, and a bathtub with an attached shower. Double-glazed windows and electric heating provide comfort all year round, and residents have access to outdoor green spaces, ideal for relaxing in the warmer months.

Conveniently located just a short walk from Shirley High Street, the flat is close to shops, supermarkets, and essential amenities. Southampton Central Train Station, the town centre, the M27 motorway, and Southampton General Hospital are all within easy reach. With a little love and personal touch, this property could be transformed into a wonderful home. No Chain.

## Hallway

Has Storage

## Living Room

17' x 14' 4" ( 5.18m x 4.37m )

Is Very Spacious, Has Large Windows and is Open-Plan with Kitchen

## Kitchen

7' 8" x 6' 6" ( 2.34m x 1.98m )

Fitted Kitchen with Integrated & Freestanding Appliances & Neutral Cabinets

## Bathroom

6' 9" x 6' 3" ( 2.06m x 1.91m )

Three-Piece with Heated Towel Rail & Bath with Attached Shower

## Bedroom 1

11' 8" max x 9' 5" ( 3.56m max x 2.87m )

Has Built-In Wardrobe

## Bedroom 2

11' 9" MAX x 7' 8" ( 3.58m MAX x 2.34m )









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

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**EPC Rating: C**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SSR312026](http://connells.co.uk/Property/SSR312026)**

This is a Leasehold property with details as follows; Term of Lease 124 years from 01 Jan 2007. 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.

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