



**Connells**

8 Chapel Road  
Southampton





### Property Description

Connells are delighted to present this charming two-bedroom top-floor apartment with NO CHAIN, ideally located on the outskirts of Southampton City Centre. With secure entry, allocated parking, double glazing, and gas central heating throughout, this home provides comfort and practicality year-round.

As you enter, you'll find a welcoming hallway with two convenient storage cupboards, leading into a spacious open-plan kitchen/living area that opens onto your own private balcony-perfect for relaxing or entertaining. Both bedrooms are generously sized, with the master featuring built-in storage and an en-suite shower room for added convenience. The family bathroom is a classic suite, including a bath, washbasin, and toilet.

This apartment is an excellent option for first-time buyers or investors, offering great potential. A viewing is highly recommended to appreciate the space and layout of this appealing home.

Situated close to Southampton's West Quay shopping centre, numerous restaurants, and Cinema de Lux, you'll be in the heart of the action. Ocean Village, with its picturesque marina and selection of bars and restaurants, is just a short walk away. With easy access to the M3 & M27 motorways, and local amenities, schools, and shops nearby, this property offers the perfect balance of comfort and convenience.

## Hall

Has 2x Storage Cupboards

## Kitchen/Living Room

17' 2" x 16' 6" ( 5.23m x 5.03m )

Open-Plan and Direct Access onto Balcony

## Bathroom

7' 3" x 5' 5" ( 2.21m x 1.65m )

The Family Bathroom is a Classic Suite, Including a Bath, Washbasin, and Toilet.

## Bedroom 1

13' 8" x 8' 3" ( 4.17m x 2.51m )

Has Built-In Storage & Shower Ensuite

## Shower Ensuite

7' x 2' 8" ( 2.13m x 0.81m )

Comprised of Toilet, Hand-Wash Basin & Shower

## Bedroom 2

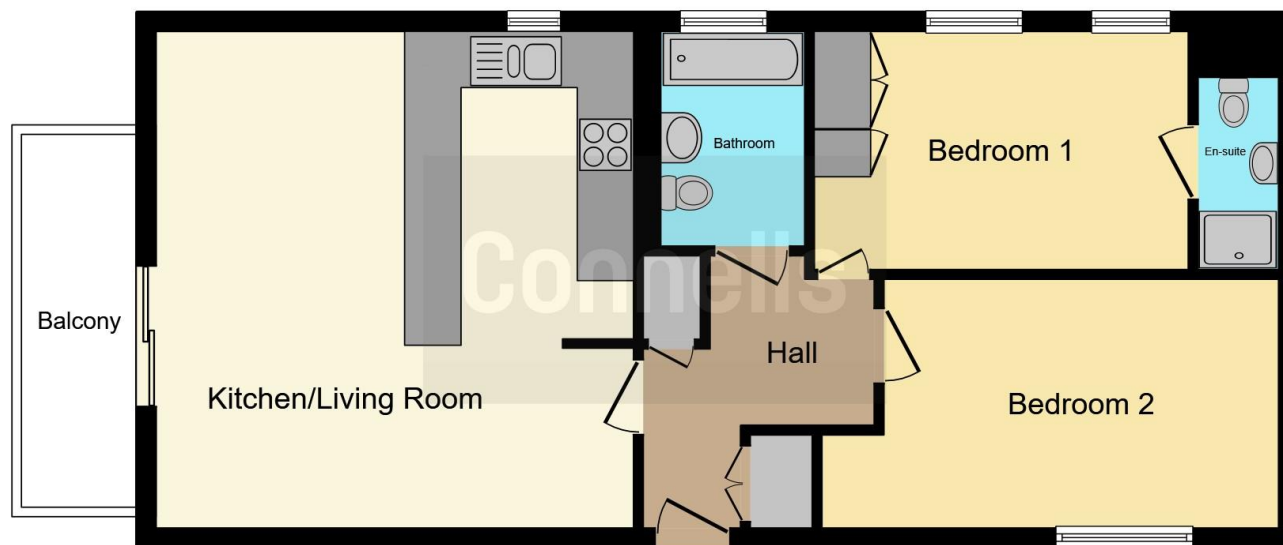
15' 9" x 8' 3" ( 4.80m x 2.51m )











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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**E [shirley@connells.co.uk](mailto:shirley@connells.co.uk)**

409 Shirley Road Shirley  
 SOUTHAMPTON SO15 3JD

EPC Rating: C

Council Tax  
 Band: A

Service Charge:  
 1748.46

Ground Rent:  
 50.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SSR312070](http://connells.co.uk/Property/SSR312070)**

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.

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