



Connells

Sycamore Court Jessamine Road
Southampton



Property Description

Connells are marketing this two bedroom ground floor flat for Investors ONLY with built-in storage in the hall, ideal for keeping everyday essentials tucked away. The living room offers plenty of room for both seating and dining, with double doors opening into a well-equipped kitchen. Fitted with neutral cabinetry, integrated appliances, and additional freestanding storage space, the kitchen is practical and inviting-perfect for everyday living or hosting guests. Both bedrooms are well-proportioned, with the principal bedroom benefiting from built-in wardrobes to help maintain a clean, clutter-free feel. The bathroom is a three-piece suite, featuring a bath with overhead shower, hand-wash basin, toilet, shelving, and space for freestanding storage if desired. Further highlights include NO CHAIN, Tenants in Situ, gas central heating, double glazing, well-maintained communal garden, and allocated parking.

Local shops and amenities are available nearby in Shirley, while more extensive retail and leisure facilities are found in Southampton City Centre, including West Quay. Southampton Common, with over 300 acres of parkland, is perfect for walks and outdoor activities, and further recreational options are available at the nearby Sports Centre. It also benefits from excellent transport links, with easy access to the M3 and M27, Southampton International Airport via junction 5 of the M27, and close proximity to both the University of Southampton and Southampton General Hospital.

Hallway

Has Built-In Storage

Living Room

10' 6" x 15' 8" (3.20m x 4.78m)

Has Built-In Storage & Access to the Kitchen

Kitchen

10' 6" x 6' 1" (3.20m x 1.85m)

Has Integrated Appliances & Double Doors from Living Room

Bedroom 1

12' 7" x 9' 5" (3.84m x 2.87m)

Has Built-In Storage

Bedroom 2

14' 4" MAX x 8' 9" MAX (4.37m MAX x 2.67m MAX)

Bathroom

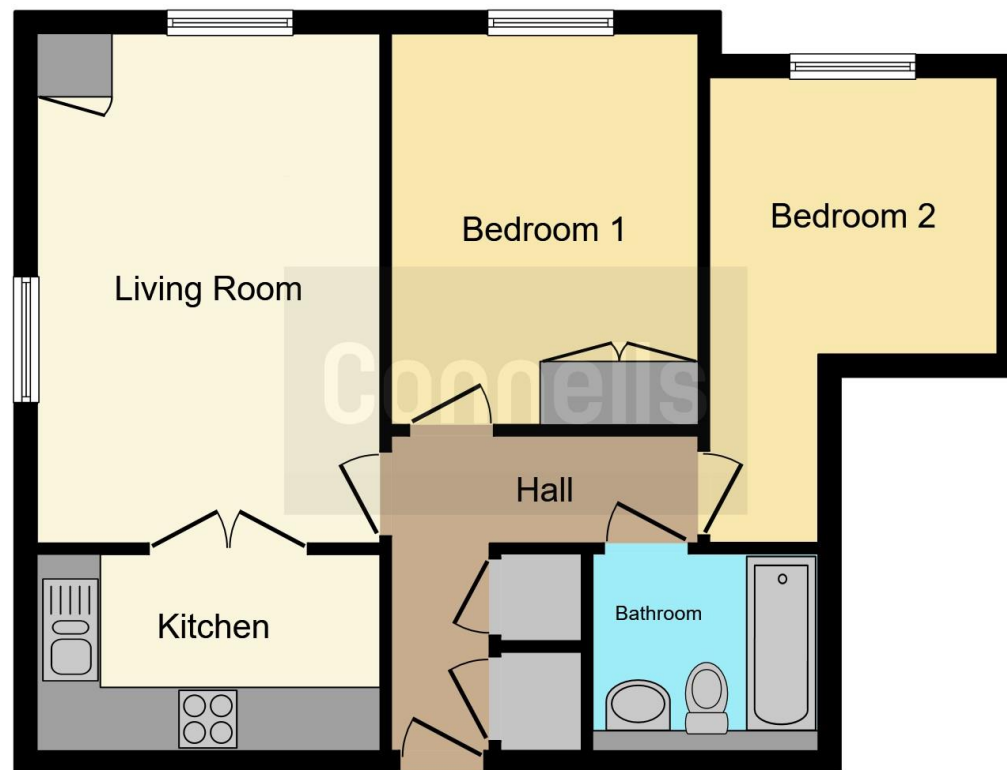
6' 1" x 6' 9" (1.85m x 2.06m)

Three-Piece Bathroom with Toilet, Shelving, Hand-Wash Basin, Freestanding Storage Space & Bath with Attached Shower









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

Council Tax
 Band: B

Service Charge: 807.40 Ground Rent:
 150.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SSR309485

This is a Leasehold property with details as follows; Term of Lease 125 years from 07 Oct 2003. 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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SSR309485 - 0003