



Connells

Brook Court Brook Valley
Southampton



Property Description

Connells are bringing to market this spacious and well-positioned two bedroom second floor flat in the sought-after Brook Court, offering excellent access to Southampton General and Princess Anne Hospitals. Tucked away in a peaceful and secluded setting, the property enjoys a quiet, serene atmosphere while still being well-connected. With regular bus routes nearby, reaching Southampton City Centre and Shirley shopping centre is quick and convenient. The area is surrounded by fantastic green spaces including Southampton Common, the Sports Centre, and several local parks. Central Station and motorway links to the M3 and M27 further enhance its appeal.

Inside, the property features a bright and airy living room with space for a dining table and access to a private balcony boasting lovely woodland views - ideal for enjoying a summer's day. The kitchen offers neutral cabinetry and space for freestanding appliances. The main bedroom includes built-in storage, while the bathroom has been recently redone, and is fitted with a bath and shower over, hand-wash basin, toilet, shelving, and freestanding storage. Additional benefits include a secure entry system for peace of mind, electric heating, double glazing, a personal garage with a parking spot in front as well as multiple permit spaces for guests.

Hallway

Living Room

15' 3" x 12' (4.65m x 3.66m)

Has Dining Space & Access to Balcony

Balcony

Located off Living Room

Kitchen

6' 7" x 8' 2" (2.01m x 2.49m)

Bedroom 1

12' 1" x 11' 2" (3.68m x 3.40m)

Has Built-In Storage

Bedroom 2

9' 4" x 7' 3" (2.84m x 2.21m)

Bathroom

8' 2" x 5' 3" (2.49m x 1.60m)

Three-Piece with Toilet, Hand-Wash Basin, Freestanding Storage Space and a 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

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409 Shirley Road Shirley
 SOUTHAMPTON SO15 3JD

EPC Rating: D Council Tax
 Band: A

Service Charge: 900.00 Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SSR309549

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2011. 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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