



Connells

Grenville Court Silverdale Road
Southampton



Property Description

Situated in one of Southampton's most desirable locations, Connells are delighted to bring to market this first floor flat in the highly sought-after Grenville Court development. Built in the 1970's, this property offers a versatile layout ideal for a range of buyers.

On entry, the hallway provides two built-in storage cupboards, ensuring practicality throughout. The spacious living room benefits from large windows that can flood the space with natural light, and space at the rear for dining if desired. A serving hatch opens directly into the adjacent kitchen, which is fitted with neutral cabinetry, an integrated oven, and space for freestanding appliances.

Both bedrooms are well-proportioned, each with a built-in storage cupboard. The larger bedroom is a generous double, while the second makes a comfortable single or an ideal office for those working from home, making the property highly adaptable for family living or professional lifestyles alike.

The bathroom is a three-piece suite comprising a toilet, hand-wash basin, and bath with an attached overhead shower. It also features a mounted mirror cabinet with light and additional shelving to the side.

Additional benefits include gas central heating, double glazing, and private allocated parking beneath the development. A viewing is strongly recommended to appreciate all that this property on Silverdale Road has to offer.

Hallway

Has 2x Built-In Storage Cupboards

Living Room

17' 5" x 10' (5.31m x 3.05m)

Has Serving Hatch from Kitchen

Kitchen

13' 7" x 6' 4" (4.14m x 1.93m)

Has Serving Hatch into Living Room, Integrated Oven, Neutral Cabinetry and Freestanding Appliance Space

Bedroom 1

13' x 9' 5" (3.96m x 2.87m)

Has Built-In Storage

Bedroom 2

9' 4" x 7' (2.84m x 2.13m)

Has Built-In Storage

Bathroom

7' 3" x 5' 1" (2.21m x 1.55m)

Three-Piece with a Toilet, Hand-Wash Basin, a Bath with an Attached Overhead Shower and a Mounted Mirror Cabinet with Light and Additional Shelving to the Side.









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
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EPC Rating: C

Council Tax
 Band: B

Service Charge:
 2400.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SSR312415

This is a Leasehold property with details as follows; Term of Lease 999 years from 31 Mar 1983. 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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