



Dawtrey Court Grosvenor Road
Southampton



Property Description

Connells are pleased to present this welcoming ground floor retirement apartment, exclusively available for the over 60s. Offering comfort, convenience and a practical layout, the property features a generous lounge with large windows that fill the room with natural light and ample space for dining.

The kitchen provides neutral cabinetry, ample worktop space, an integrated oven and room for freestanding appliances. Both bedrooms are well-proportioned, with the main bedroom benefiting from a built-in wardrobe. A three-piece bathroom, hallway storage including an airing cupboard, and electric heating add further practicality. Additional advantages are dining table space if desired, double glazing, residents' parking and use of communal facilities, which include a patio and garden, residents' lounge, laundry room, and a bookable guest room. The development also has a part-time on-site manager and an integrated telecare call system for 24/7 emergency communication, supporting independent living.



Situated in a sought-after part of Southampton, the home is close to Portswood Recreation Ground, Portswood High Street with two large supermarkets, several pharmacies, a library, and a post office, as well as local healthcare services. Excellent transport connections provide easy access to the City Centre and beyond, making this an ideal choice for those seeking a comfortable and well-connected retirement setting.

Hallway

Living Room

23' 7" x 10' 1" (7.19m x 3.07m)

Kitchen

7' 4" x 4' 6" (2.24m x 1.37m)

Has Neutral Cabinetry, Integrated Oven, and Freestanding Appliance Space

Bedroom 1

14' 5" x 8' 5" (4.39m x 2.57m)

Has Built-In Storage

Bedroom 2

14' 6" MAX x 8' 3" MAX (4.42m MAX x 2.51m MAX)

Bathroom

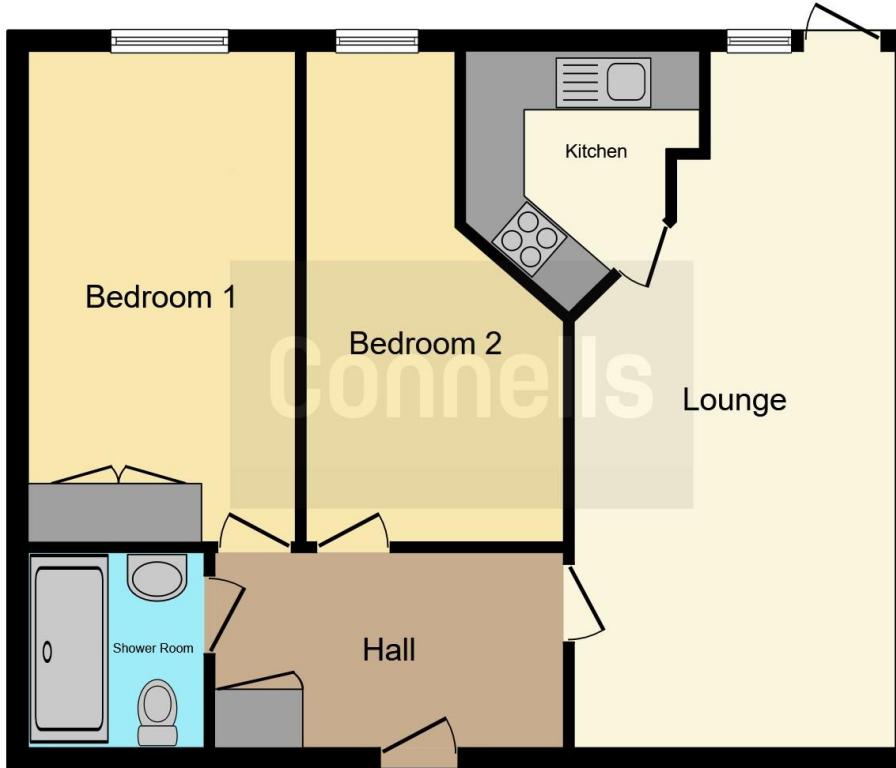
4' 9" x 6' 2" (1.45m x 1.88m)

Three-Piece with Toilet, Hand-Wash Basin & 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: C

Service Charge:
 3755.00

Ground Rent:
 479.00

Tenure: Leasehold

[view this property online connells.co.uk/Property/SSR312445](http://www.connells.co.uk/Property/SSR312445)

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 1991. 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: SSR312445 - 0005