



**Connells**

Flat 21 Archers Road  
Southampton





### Property Description

Connells are delighted to bring to the market this well-presented two bedroom top floor apartment situated within the highly desirable Park Centrale Development and is positioned within walking distance of Southampton City Centre, Southampton Central Railway Station, Bedford Place's bars, cafes and restaurants, the 300 acres of open space on The Common, and is within easy reach of the university campus, The General Hospital and access to M3 motorway network. The property which is located on the top floor comprises of an open plan kitchen/living space, a spacious master bedroom with an en-suite, a double second bedroom and a three piece bathroom suite. Outside, the apartment benefits from a secure allocated parking space and the use of the communal grounds. A viewing is highly recommended to truly appreciate the property we have to offer here in Banister Park.

Superbly set in the vibrant city of Southampton, approximately an eight minute drive from the modern city centre and Southampton mainline train station which is found just off Commercial Road with services to London Waterloo. The city offers the popular West Quay shopping centre that has numerous restaurants and the Cinema de Lux. Ocean Village has a marina and the M3 & M27 motorway network allow access to regional towns and cities.



### Open Plan Lounge / Kitchen

21' 8" x 16' 5" ( 6.60m x 5.00m )

### Bedroom One

19' 2" MAX x 16' 8" ( 5.84m MAX x 5.08m )

### En-Suite

7' 1" x 7' 1" ( 2.16m x 2.16m )

### Bedroom Two

11' 7" x 8' 6" ( 3.53m x 2.59m )

### Bathroom

7' 2" x 7' ( 2.18m x 2.13m )













This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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: B Council Tax  
 Band: C

Service Charge:  
 2634.44

Ground Rent:  
 200.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SSR312499](http://connells.co.uk/Property/SSR312499)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007. 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.



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