



Connells

Brook Court Brook Valley
Southampton



Property Description

Connells are bringing to market this two bedroom first-floor flat in Brook Court, offering NO CHAIN, a generous layout and excellent potential for those looking to add their own touch. You enter into a hall that guides you through the home, where a spacious living room provides ample space to relax, with room for a dining area if desired. From here, doors open to a private balcony, bringing in natural light and offering a pleasant outdoor spot. The living space leads into the kitchen, which features neutral cabinetry and room for freestanding appliances, presenting a solid base for future enhancement.

Both bedrooms are well-proportioned, providing comfortable accommodation. The three-piece bathroom includes a bath with an attached shower, toilet and hand-wash basin, and also benefits from a built-in storage cupboard for added practicality. Additional features include electric heating, double glazing and the advantage of a garage, with an additional parking space directly in front.



Perfectly placed for Southampton General and Princess Anne Hospitals, the flat sits within a peaceful and secluded setting that remains well-connected. Excellent bus routes provide easy access to Southampton City Centre and Shirley shopping centre, while nearby green spaces such as Southampton Common, the Sports Centre and local parks enhance the appeal. Central Station, along with motorway links to the M3 and M27, further contribute to the property's convenience.

Hallway

Living Room

15' 4" x 12' (4.67m x 3.66m)

Has Access to Balcony

Kitchen

8' 2" x 6' 1" (2.49m x 1.85m)

Neutral Cabinetry & Freestanding Appliance Space

Bedroom 1

11' 2" x 11' 2" (3.40m x 3.40m)

Bedroom 2

8' 8" MAX x 7' 3" (2.64m MAX x 2.21m)

Bathroom

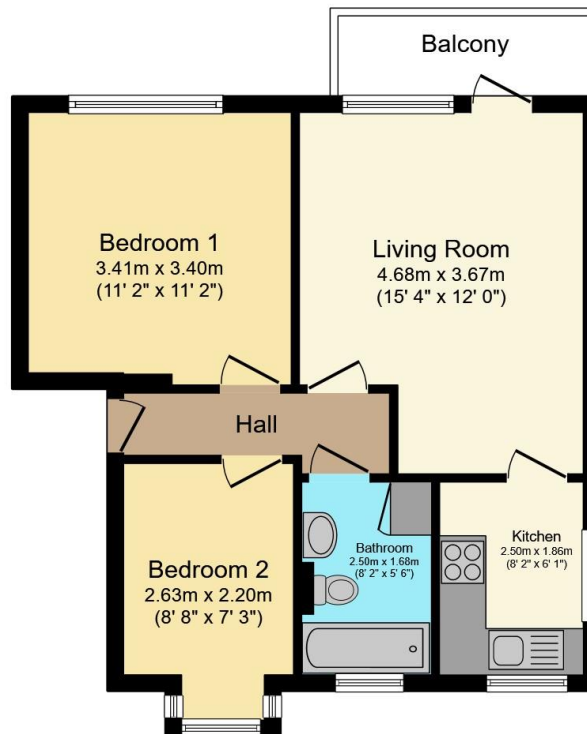
8' 2" x 5' 6" (2.49m x 1.68m)

Three-Piece with Toilet, Hand-Wash Basin, Bath with Attached Shower & Built-In Storage









Total floor area 48.0 m² (517 sq.ft.) approx

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.propertybox.io

Connells

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: B

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SSR312201

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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Property Ref: SSR312201 - 0002