





Property Description

Connells are marketing this modern two-bedroom ground floor apartment, positioned within the sought-after development of Grenville Court. Before you even step inside, a useful external storage cupboard offers the ideal spot for bikes or commuter essentials. Once through the door, you're welcomed by excellent storage, beginning with a cupboard to your right - perfect for coats, bags or even additional appliances - followed by another storage cupboard running almost the full length of the hallway.

The spacious living room benefits from large windows that invite natural light and comfortably accommodates both lounge and dining areas. The kitchen continues the modern feel with an integrated oven, neutral cabinetry, space for freestanding appliances and built-in shelving.

Both bedrooms are well-sized, with the second room offering great versatility as a child's room, playroom, office or anything you wish and also includes built-in storage. The contemporary three-piece bathroom features a toilet, mirrored storage cabinet, hand-wash basin with storage, bath with attached shower and a heated towel rail.

Further benefits include gas central heating, double glazing, private allocated parking and fantastic nearby amenities, with Bedford Place close by, more comprehensive shopping in the City Centre including West Quay, and strong commuter links via Southampton's mainline railway station, motorway access to the M3/M27, the Sports Centre and Southampton Common.

Living Room

17' 5" x 10' 4" (5.31m x 3.15m)

Kitchen

14' 2" x 6' 9" (4.32m x 2.06m)

Integrated Oven, Neutral Cabinetry, Space for Freestanding Appliances and Built-In Shelving.

Bedroom 1

12' 11" x 10' 4" (3.94m x 3.15m)

Bedroom 2

9' 11" x 7' 3" (3.02m x 2.21m)

Has Built-In Storage

Bathroom

10' 4" x 5' 6" (3.15m x 1.68m)

Contemporary Three-Piece Bathroom Features a Toilet, Mirrored Storage Cabinet, Hand-Wash Basin with Storage, Bath with Attached Shower and a Heated Towel Rail.

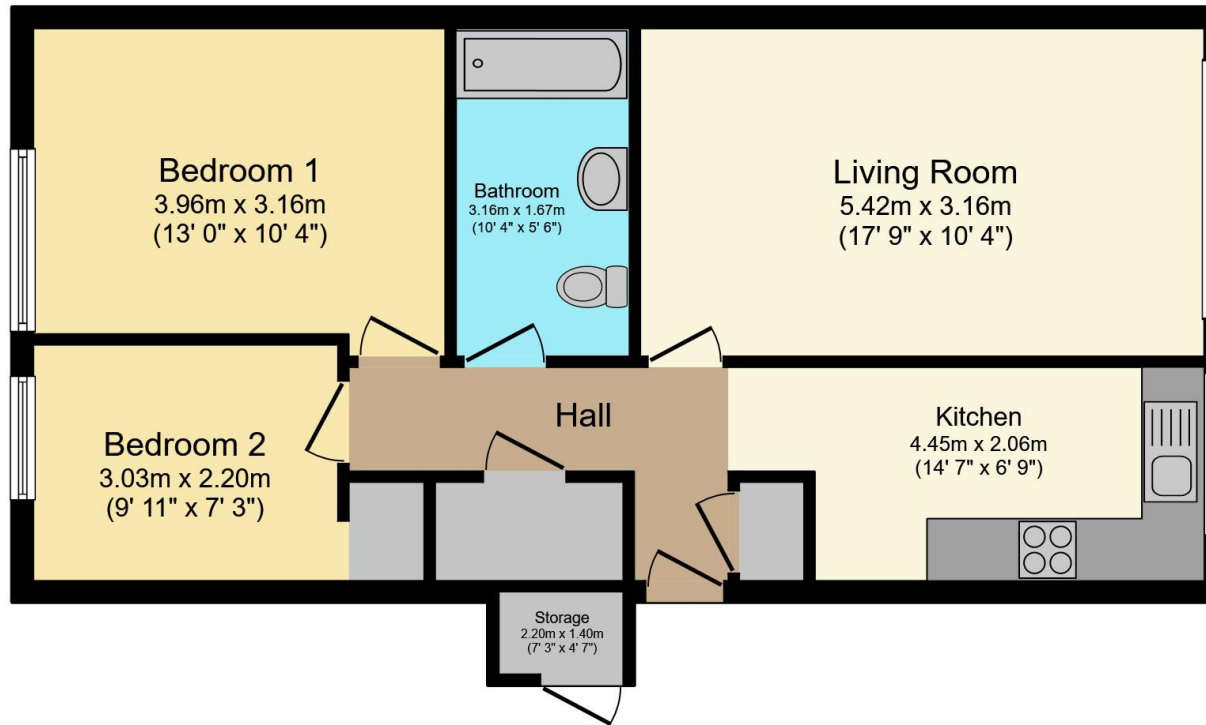
External Storage

7' 3" x 4' 7" (2.21m x 1.40m)









Total floor area 60.9 m² (656 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:
 2400.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SSR312527

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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