



Connells

Bitterne Road
Southampton



Property Description

Discover the epitome of urban living in this two-bedroom flat located in Bitterne, just above the bustling precinct of shops. A private gated entrance leads you to steps up to the front door, welcoming you into a well-designed space. Ascend the steps to find an open-plan lounge and kitchen adorned with bay windows, offering a bright and inviting atmosphere.

The fitted kitchen boasts ample space for your appliances.

Two double bedrooms and a bathroom provide comfortable living spaces.

With parking for one car and an additional storage area, this property is ideal for first-time buyers or investors, offering not only a stylish home but also excellent travel links for added convenience.

Entrance

Wooden gate leading to intercom entry gate. Steps up to front white PVC door.

Lounge

14' 8" x 7' 11" Not into bay (4.47m x 2.41m Not into bay)

Open plan to kitchen. Double glazed bay window to rear of aspect. TV port, Intercom telephone for entry. Electric radiator.

Kitchen

14' 7" x 10' 8" max (4.45m x 3.25m max)

Open plan to lounge (Measurement from bay window kitchen to bay window lounge 25.11) .

Double glazed bay window to front of aspect. Fitted kitchen with wall and base units. Integral oven and hob. Stainless steel sink and drainer. Space for washing machine, dishwasher and fridge freezer. Part tiled.

Bedroom 1

Irregular Shaped Room 17' x 11' 8" min
(5.18m x 3.56m)

Double glazed bay window to rear of aspect.
Built in cupboard housing water tank. Electric
radiator. Fan light.

Bedroom 2

11' 1" x 11' 5" into bay (3.38m x 3.48m into
bay)

Double glazed bay window to rear of aspect.
Electric radiator.

Bathroom

Wash hand basin with mirror cupboard above.
WC. Shower over bath. Heated towel rail.

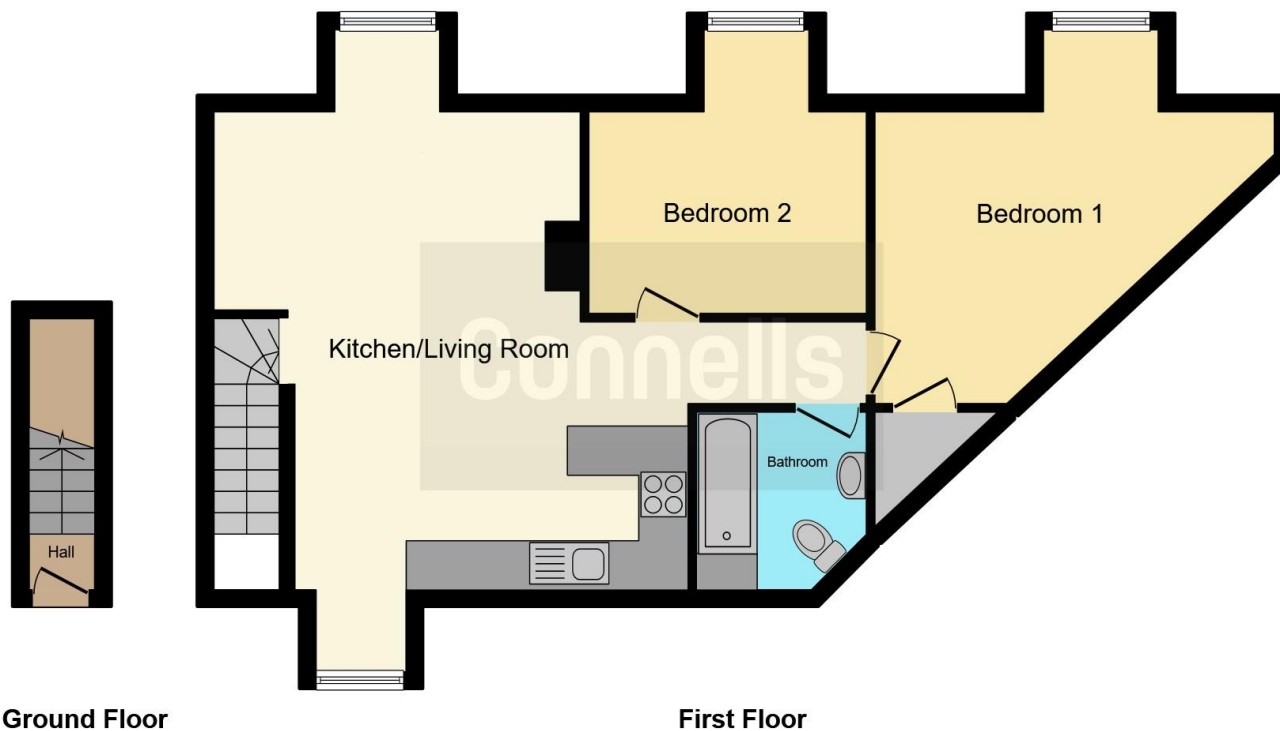
Outside

Bin storage area at bottom of steps. Parking
space.

Agent Notes

80 years left on lease.





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

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EPC Rating: D

view this property online [connells.co.uk/Property/BTN106797](https://www.connells.co.uk/Property/BTN106797)

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Sep 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



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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