



Connells

Cobbett Road
Southampton



Property Description

Welcome to this delightful 1-bedroom ground floor flat, ideally situated in the sought-after area of Bitterne. This well-presented property boasts a modern kitchen/lounge, creating a perfect space for both relaxing and entertaining. The comfortable bedroom comes with large walk-in storage cupboard, ensuring ample storage space.

The bathroom is stylishly appointed, completing the practical and pleasing layout of this home.

Additionally, parking at the rear may be available through the managing agents subject to availability and contract.

The property features a charming communal garden at the rear of the property offering a serene retreat for residents to enjoy the sunshine. There is also a shared bike store.

Located near excellent transport links, this flat offer easy access to the city centre and is close to the M27, making it perfect for commuters. Enjoy the blend of urban convenience and suburban tranquillity in this fantastic property.

Don't miss the opportunity to make this charming flat your new home!

Lounge

18' 9" max x 9' 9" (5.71m max x 2.97m)

Double glazed bay window to front aspect, carpeted, TV point, telephone point, opens onto kitchen.

Kitchen

6' 8" x 9' 9" (2.03m x 2.97m)

Kitchen: wall and base units, work surfaces, built in gas hob and electric oven, space for fridge and freezer, plumbing for washing machine, stainless steel sink and drainer, cooker hood, tiled flooring.



Room Descriptions

Communal Entrance Hall

Accessed via a security system.

Entrance Hall

Door from communal entrance, carpeted, large walk-in storage cupboard, radiator, wall mounted thermostat for the heating control and security entry handset.

Bedroom

12' Max x 9' 7" (3.66m Max x 2.92m)
Double glazed window to front, radiator, large built-in cupboard, TV point, carpeted.

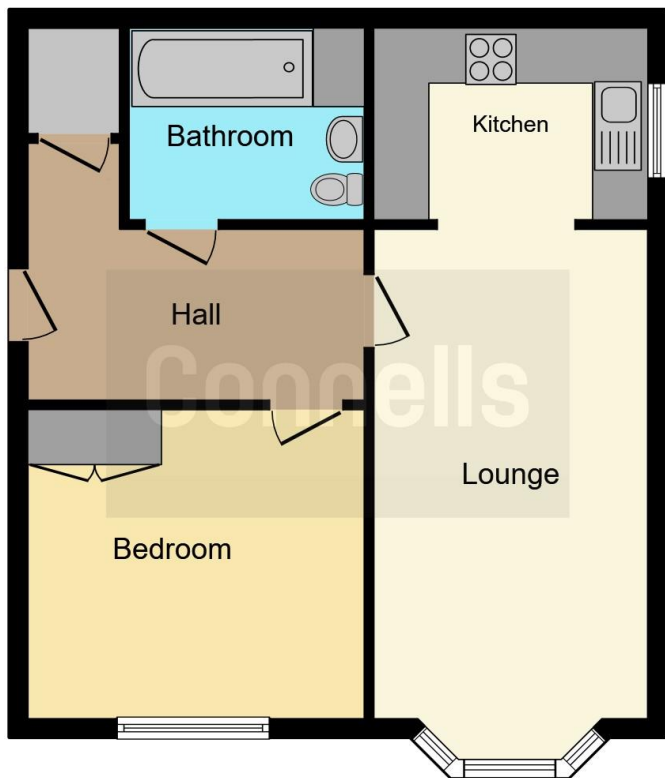
Bathroom

Bath with mixer taps and shower attachment above, WC, wash hand basin, heated towel rail, partially tiled walls, tiled flooring.

Outside

Communal outside space





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

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EPC Rating: C

view this property online connells.co.uk/Property/BTN102705

This is a Leasehold property with details as follows; Term of Lease 165 years from 25 Dec 2007. 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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