



**Connells**

Hill House Hill Street  
Southampton



### Property Description

This well-maintained, spacious two-bedroom ground floor apartment is situated in the sought-after Peartree area near Woolston.

Upon entering, you are greeted by a welcoming entrance hall complete with ample storage.

The 23ft open-plan lounge and modern kitchen, fitted with integral appliances and a stylish breakfast bar, create a bright and airy living space.

The property features two generously sized double bedrooms and a contemporary bathroom with a walk-in shower. Outside, a residence car park offers off-road parking.

The property benefits from being chain-free with a long lease.

Located close to Woolston, this apartment enjoys excellent local amenities and convenient transport links.

### KEY FEATURES;

- Ground Floor Two Bedroom Apartment
- Spacious 23ft Open-Plan Lounge and Modern kitchen with Breakfast Bar
- Contemporary Bathroom with Walk-in Shower
- Off-Road Parking in Residence Car Park
- No Chain and Long Lease



## Entrance Hall

Storage space. Radiator.

## Lounge

23' 9" Including kitchen x 10' 5" ( 7.24m Including kitchen x 3.17m )

Double glazed window to rear aspect. Radiator.

## Kitchen

Open plan to lounge. Double glazed window to front aspect. Fitted kitchen with wall and base units. Integral oven, hob and fridge freezer. Space for washing machine. Stainless steel sink and drainer. Boiler on wall.

## Bedroom 1

12' 7" x 8' 3" ( 3.84m x 2.51m )

Double glazed window to rear aspect. Radiator.

## Bedroom 2

13' x 8' ( 3.96m x 2.44m )

Double glazed window to rear aspect. Radiator. Built in storage.

## Bathroom

Double glazed window to front aspect. Walk in shower. Wash hand basin. WC. Heated towel rail radiator.

## Outside

Resident parking.





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](http://www.focalagent.com)

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/BTN107118](http://connells.co.uk/Property/BTN107118)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2008. 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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