



Bursledon Road  
Southampton



Bursledon Road  
Southampton SO19 8NB

for sale  
**£160,000**



### Property Description

Beautifully Presented 1-Bedroom Flat with Allocated Parking & Communal Garden.

This modern and light-filled 1-bedroom flat is ready to move into and offers comfortable, stylish living in a well-maintained setting. Featuring a spacious open-plan living and dining area, the property is perfect for relaxing or entertaining.

The beautifully decorated kitchen is both modern and functional, offering ample storage and workspace.

The good-sized bedroom is bright and airy, providing a calm retreat with plenty of natural light. The bathroom is clean, tidy, and finished to a high standard, complementing the overall contemporary feel of the flat.

Additional benefits include allocated parking and access to a communal garden-ideal for enjoying the outdoors without the maintenance.

A perfect home for first-time buyers, professionals

### Key Features

Spacious Open-Plan Living/Dining Room

Modern, Well-Equipped Kitchen

Light & Airy Throughout

Good-Sized Bedroom

Contemporary Bathroom

Allocated Parking

Communal Garden Access



## Lounge

18' x 10' 3" ( 5.49m x 3.12m )

Double glazed window to front, double glazed window to rear, radiator to rear, laid to carpet

## Kitchen

10' x 8' ( 3.05m x 2.44m )

Plumbing for washing machine, wall base units, partially tiled

## Bathroom

7' 5" x 5' 8" ( 2.26m x 1.73m )

Radiator to rear, wash hand basin, shower over bath, partially tiled

## Bedroom One

12' 9" x 9' 7" ( 3.89m x 2.92m )

Double glazed window to right, double socket to right, laid to carpet





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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2 West End Road Bitterne  
 SOUTHAMPTON SO18 6TG

EPC Rating: C

Council Tax  
 Band: A

Service Charge:  
 2088.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Mar 2007. Should you require 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.

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Property Ref: BTN107443 - 0003

