



**Connells**

Campbell Mews Pine Drive  
Southampton



### Property Description

Over 55's retirement property. Spacious First Floor 2-Bedroom Flat with No Onward Chain.

Situated in a quiet and well-maintained residential development in Southampton, this generously sized first-floor flat offers the perfect blend of comfort, practicality, and convenience. This chain-free property is ready to move into and presents an excellent opportunity. Upon entering the flat, you're greeted by a spacious entrance hall with ample storage options, setting the tone for the rest of the home. The property features two well-proportioned bedrooms, both complete with built-in wardrobes and additional storage space, ensuring a clutter-free and organised living environment.

The heart of the home is a bright and spacious lounge, ideal for both relaxing and entertaining. Large windows allow natural light to flood the space, creating a warm and welcoming atmosphere throughout the day.

The separate kitchen is neatly presented and functional, offering plenty of cupboard and counter space for those who enjoy cooking or need room to grow. The flat also benefits from a nice spacious bathroom.

Additional highlights include double glazing throughout and electric heating, as well as well-kept communal areas. The property benefits from a garage which is rented separately for a small charge.

Located within easy reach of local amenities and public transport links, this property offers both comfort and convenience in equal measure.

'The sale of this Property is subject to Grant of Probate'

### Entrance Hall

Electric radiator.

### Lounge

17' x 10' 7" ( 5.18m x 3.23m )

Double glazed window to front aspect. Electric radiator. Electric fireplace.

### Kitchen

7' 9" x 7' 4" ( 2.36m x 2.24m )

Double glazed window to front aspect. Wall and base units. Sink and drainer. Space for cooker. Space for washing machine. Space for fridge freezer.

### Bedroom 1

12' x 9' 8" ( 3.66m x 2.95m )

Double glazed window to rear aspect. Built in wardrobe. Overhead cupboards.

### Bedroom 2

8' 6" x 7' 4" ( 2.59m x 2.24m )

Double glazed window to side aspect. Built in wardrobe.

### Bathroom

Double glazed window to side aspect. WC. Wash hand basin. Shower cubicle. Electric towel radiator.

#### KEY FEATURES

- Retirement property for over 55's.
- Electric Heating & Double Glazing - Efficient and cosy all year round.
- Two-Bedroom First-Floor Flat - Stylish and well-presented throughout, ideal for comfortable contemporary living.
- The property benefits from a garage which is rented separately for a small charge.
- Peaceful Residential Location - Set in a quiet, leafy development with easy access to local amenities.
- Residents' Parking - Off-street parking included for added convenience.
  - No onward chain!!









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)

To view this property please contact Connells on

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2 West End Road Bitterne  
SOUTHAMPTON SO18 6TG

EPC Rating: C  
Council Tax  
Band: B

Service Charge:  
2219.00

Ground Rent:  
20.00

Tenure: Leasehold

**[view this property online connells.co.uk/Property/BTN107395](http://www.connells.co.uk/Property/BTN107395)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 1987. 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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