



Connells

St. Annes Road
Southampton



Property Description

Introducing a cosy yet functional studio apartment nestled in Woolston. Seamlessly blending a lounge and bedroom, it offers a versatile living space. A separate fitted kitchen and bathroom provide convenience and privacy. With off-road parking and access to a communal garden, it embraces a balanced lifestyle. With no chain attached, it presents an excellent investment opportunity or an ideal choice for a first-time buyer seeking simplicity and comfort.

Lounge/ Bedroom

10' 3" min x 12' 11" (3.12m min x 3.94m)
Double glazed window to rear aspect. Electric radiator. Built in hanging cupboard space.

Kitchen

7' 9" max x 8' max (2.36m max x 2.44m max)
Double glazed window. Fitted kitchen with wall and base units. Stainless steel sink and drainer. Integral oven and hob. Extractor fan. Tiled splashback. Space for washing machine and fridge.



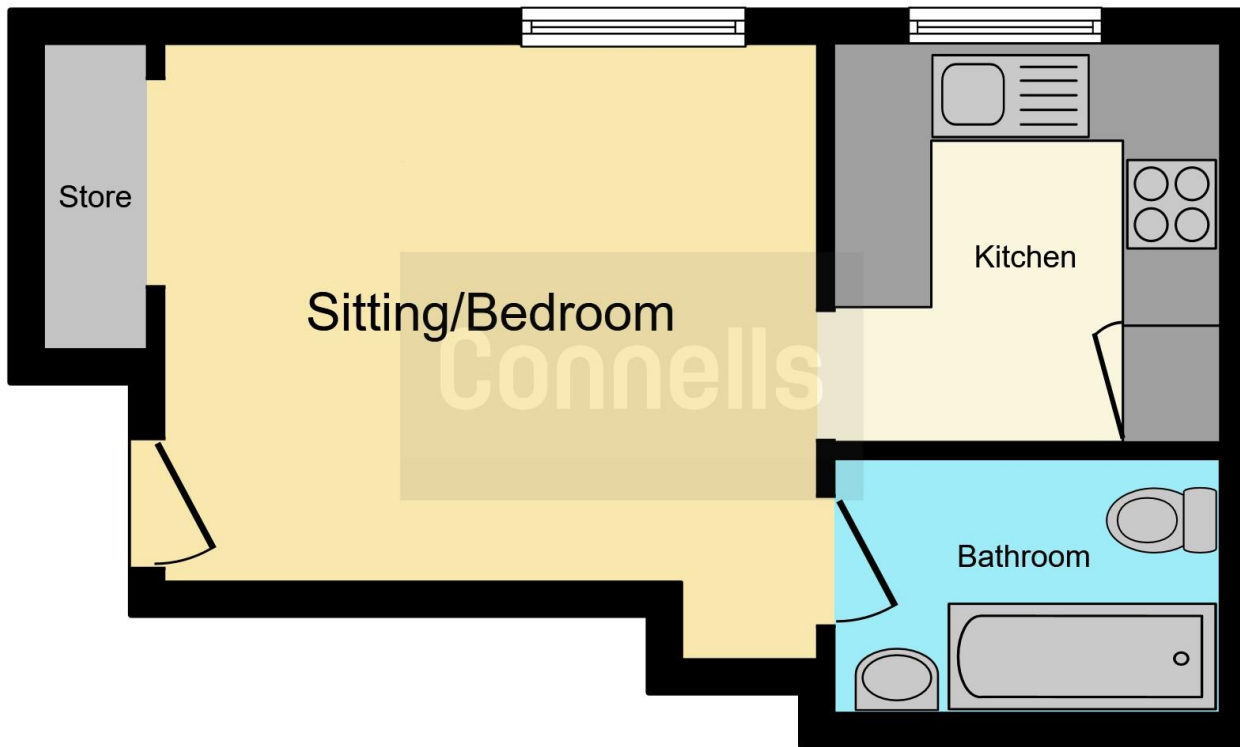
Bathroom

7' 10" x 5' 1" (2.39m x 1.55m)
Bath with shower over. WC. Wash hand basin.

Outside

Off road parking. Communal garden.





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: E

view this property online [connells.co.uk/Property/BTN106963](https://www.connells.co.uk/Property/BTN106963)

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1967. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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