





### Property Description

Situated in one of the most desirable retirement blocks in Southampton, Connells are delighted to bring to the market this Newly Refurbished one bedroom ground floor apartment in the desired development of Mayflower Court, which is in the sought after area of Regents Park. This makes it just a stone throw away from all the amenities on Shirley High Street including Shops, Supermarkets, Cafes, Bars, Restaurants, Healthcare and Recreational Areas. The property comprises of a spacious lounge with enough space for a dining table as well, a modern and fitted kitchen, a bedroom with built-in storage and a shower room. The beautifully kept communal gardens can be directly accessed from the lounge/dining room. There are also a range of communal facilities available including lift, communal lounge, kitchen, and laundry room. A viewing is highly recommended to truly appreciate the accommodation we have on offer here in Mayflower Court.

Mayflower Court is an Over 55's retirement block located in the centre of Shirley, just off the high street. The road is situated towards Southampton and allows for an easy commute into the city centre which offers a wide range of shopping facilities including the West Quay shopping mall. With easy access to various motorway links and mainline railway stations, it is perfectly located for commuters. Local amenities can be found close by on Shirley High Street.



**Secure Communal Entrance**

**Hallway**

**Lounge**

18' 1" MAX x 10' 3" ( 5.51m MAX x 3.12m )

**Kitchen**

7' 3" x 7' 1" ( 2.21m x 2.16m )

**Bedroom**

13' 2" x 8' 8" ( 4.01m x 2.64m )

With Built-In Storage

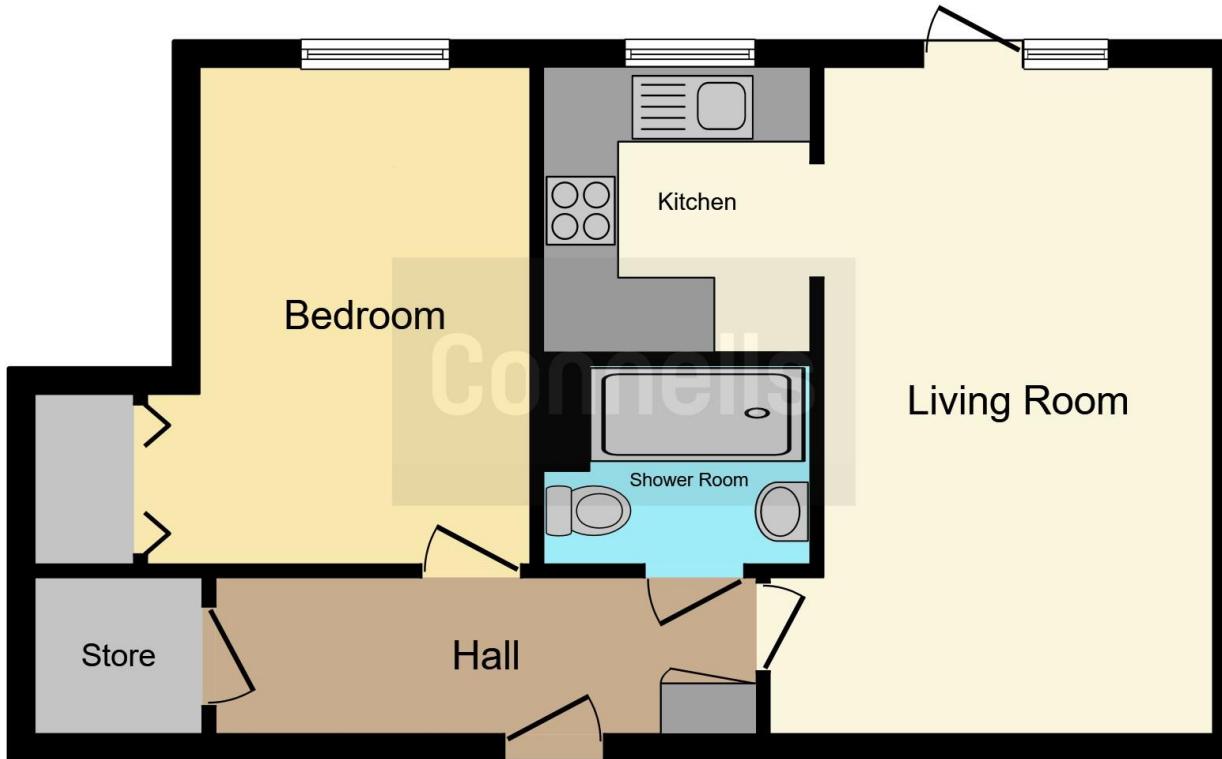
**Shower Room**

6' 8" x 4' 9" ( 2.03m x 1.45m )









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

**T 02380 789 351**  
**E [shirley@connells.co.uk](mailto:shirley@connells.co.uk)**

409 Shirley Road Shirley  
 SOUTHAMPTON SO15 3JD

EPC Rating: C  
 Council Tax  
 Band: B

Service Charge:  
 2700.00

Ground Rent:  
 364.00

Tenure: Leasehold

**[view this property online \[connells.co.uk/Property/SSR312674\]\(http://viewthispropertyonline.connells.co.uk/Property/SSR312674\)](http://viewthispropertyonline.connells.co.uk/Property/SSR312674)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Mar 2003. 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.

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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