



Connells

Oceana Boulevard Lower Canal Walk
SOUTHAMPTON



Property Description

A well-presented one bedroom ground floor apartment situated in the heart of Southampton's historic Old Town, just moments from Oxford Street and within easy walking distance of Ocean Village and the City Centre. This property offers a fantastic lifestyle opportunity with a range of restaurants, bars and shops close by, as well as excellent transport links including a mainline railway station, ferry services and access to the M3 and M27.

The accommodation comprises a double bedroom, a modern bathroom, and a bright kitchen/living room with a fitted kitchen area and space for dining and relaxing. A standout feature is the private terrace, accessed from the living space, providing a rare and desirable outdoor area ideal for seating and entertaining.

Further benefits include double glazing and well-arranged accommodation of approximately 335 sq.ft. This property would make an ideal first time buy or investment and viewing is highly recommended.

Entrance Hall

Access to all rooms, storage space.

Kitchen/Living Space

12' 3" x 10' 9" (3.73m x 3.28m)

Open plan living space with fitted kitchen area, work surfaces, sink, hob and space for appliances. Room for seating and dining. Doors leading to terrace.

Bedroom

12' 3" x 9' (3.73m x 2.74m)

Double bedroom with space for wardrobes and furnishings.

Bathroom

7' x 5' 7" (2.13m x 1.70m)

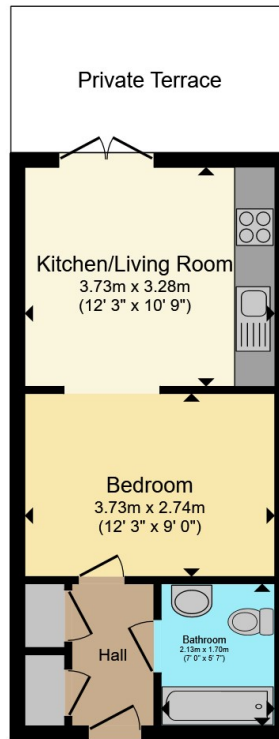
Modern suite comprising bath with shower over, wash hand basin and WC.

Private Terrace

Generous patio-style outdoor space, ideal for seating and entertaining.







Total floor area 31.1 m² (335 sq.ft.) approx

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.propertybox.io



To view this property please contact Connells on

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409 Shirley Road Shirley
 SOUTHAMPTON SO15 3JD

EPC Rating: C Council Tax
 Band: A

Service Charge:
 2400.00

Ground Rent:
 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SSR312938

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jul 2005. 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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