



**Connells**

Grenville Court Silverdale Road  
Southampton



## Property Description

Connells are bringing to market this one bedroom, second floor flat in the highly sought-after Grenville Court development built in the 1970's, ideal for first time buyers or investors alike.

On entry, there is an external storage cupboard to the right of the front door - great for muddy shoes or bike etc - as well as two more storage cupboards in the hall, ensuring practicality throughout. The living room is also home to built-in storage and a spacious layout allowing for plenty of dining space if desired or even a desk for those who work from home. The kitchen flows seamlessly from the living room with both integrated appliances and freestanding appliances. The cabinetry is sleek and neutral with another entry point from the hall. The bedroom is a double home to a built-in wardrobe and large windows for plenty of natural light. There is also space here for a desk or additional freestanding storage. The bathroom is a three-piece boasting contemporary marble decor, toilet, hand-wash basin with storage, a bath with attached shower and large mirror.

Additional benefits include gas central heating, double glazing, and private allocated parking underneath. There are great nearby amenities, with Bedford Place close by and more extensive shopping in the City Centre & West Quay. Strong commuter links via Southampton's mainline railway station, motorway access to the M3/M27, the Sports Centre and Southampton Common.

## External Storage

To the Right of Front Door Before Entry

## Hallway

2x Built-In Storage Cupboards

## Living Room

16' 2" x 10' ( 4.93m x 3.05m )

Has Large Windows, Dining or Desk Space Available, Flows Seamless into Kitchen

## Kitchen

12' x 5' 6" ( 3.66m x 1.68m )

Integrated & Freestanding Appliance, Sleek & Neutral Cabinetry, 2x Entry Points from Living Room & Hall

## Bedroom

12' 5" x 10' ( 3.78m x 3.05m )

Double with Large Windows & Built-In Wardrobe

## Bathroom

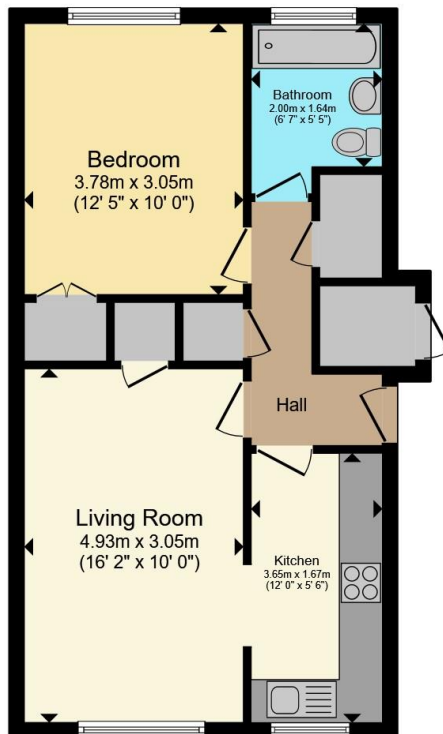
6' 7" x 5' 5" ( 2.01m x 1.65m )

Contemporary Three-Piece with Marble Tiling, Toilet, Hand-Wash Basin with Storage, Bath with attached Shower & Large Mirror









Total floor area 49.0 m<sup>2</sup> (527 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](http://www.propertybox.io)



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: A

Service Charge:  
 2400.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SSR312604](http://connells.co.uk/Property/SSR312604)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 31 Mar 1983. 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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SSR312604 - 0004