



**Connells**

Dennison Court Regents Park Road  
Southampton



### Property Description

An over 55's second floor flat in smart award winning insulated block of well appointed apartments. Low economy heating and low maintenance, including water. The flat is freehold with no ground rent and low council tax, and low annual insurance and management fees.

The property comprises a spacious lounge with window seat and a superior outlook via casement windows, fully fitted kitchen dining area, double bedroom and bathroom with fitted shower. All carpeted throughout. High security access lock and keys on fire proofed front door, both stair and lift access with communal covered parking to the rear. The property also benefits from being located to the rear of the block with low noise pollution.

Dennison Court, also has many attractive features, including a beautiful foyer, accessed via fob operated electric main door, with wheelchair access. All the common areas are carpeted throughout the building, and are regularly cleaned including windows and guttering. This "Medallion Award Energy Saving Home" is well maintained with regularly tended gardens, presents Dennison Court to the delight of the public and tenants.

Location is close to Shirley High Street, conveniently situated near to all bus routes, doctors, hospitals, Southampton Central train station, convenient supermarkets, hairdressers, coffee shops etc. Call now to book a viewing appointment!

Furniture is shown as an example of flat capacity layout only.

## Entrance Hall

Door to front, intercom

## Lounge

20' 6" max x 11' 9" ( 6.25m max x 3.58m )

Double glazed window to rear aspect, electric fire place, telephone and television points, two electric storage heaters.

## Kitchen

16' 7" x 7' 1" ( 5.05m x 2.16m )

Fitted kitchen with roll top work surfaces, work area half tiled, one and half bowl drainer sink, electric oven, electric hob with filtered cooker hood, spaces for washing machine and fridge/freezer, there is access to spacious loft area, double glazed window to rear aspect

## Bedroom One

10' 3" max x 7' 7" ( 3.12m max x 2.31m )

Window to rear aspect, fitted wardrobe, water tank

## Bathroom

7' 4" x 6' 5" ( 2.24m x 1.96m )

Bath with mixer taps and shower overhead, wash hand basin, WC, shaver point, extractor fan, part tiled

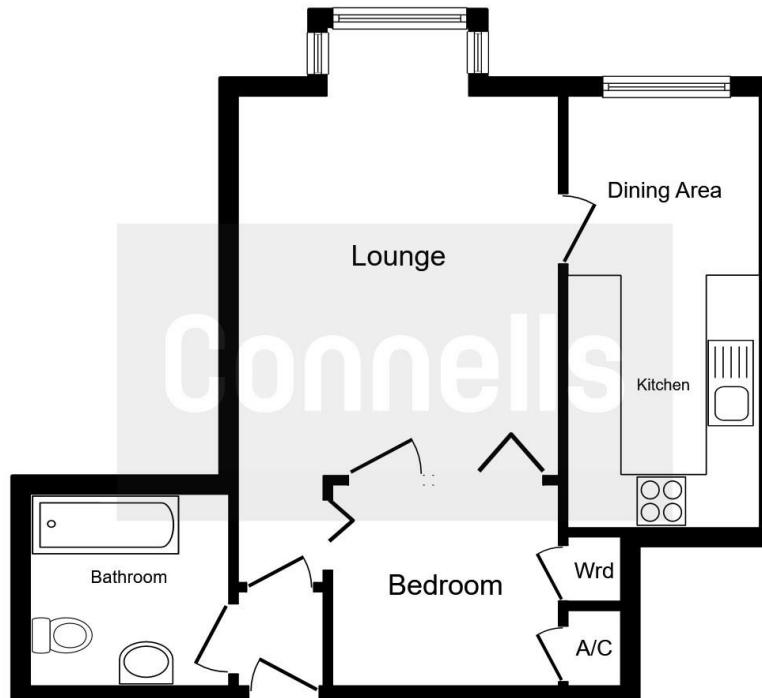
## Parking

Access to communal parking









## Second Floor

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).  
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To view this property please contact Connells on

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409 Shirley Road Shirley  
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EPC Rating: C

Council Tax  
 Band: A

Service Charge:  
 1000.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**[view this property online connells.co.uk/Property/SSR309210](http://www.connells.co.uk/Property/SSR309210)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 1991. 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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