



Connells

Grove Road
Southampton



Property Description

This well-presented two bedroom first floor flat is situated within a small purpose-built development on Grove Road, SO15 3GG, ideally positioned just a short walk from Shirley Road and within easy reach of Southampton City Centre and the mainline train station.

The accommodation is bright and well planned, briefly comprising a welcoming entrance hall, a good-sized lounge/diner, and a separate fitted kitchen complete with white goods. There are two generous double bedrooms and a modern bathroom suite.

Further benefits include gas central heating via radiators, double glazing throughout, off-road parking, and access to a communal garden area, making this an ideal purchase for first-time buyers, professionals, or investors alike.

Offering a convenient location and well-maintained accommodation, this superb apartment provides comfortable living with excellent access to local amenities and transport links.

Entrance Hall

Provides access to all principal rooms, offering a practical and welcoming entry point into the apartment with space for coats and shoes.

Lounge/Diner

16' 2" x 10' 4" (4.93m x 3.15m)

A well-proportioned living space with ample room for both seating and dining furniture. Light and airy, making it ideal for relaxing or entertaining.

Kitchen

12' 10" x 6' 8" (3.91m x 2.03m)

Separate fitted kitchen featuring a range of units and worktop space, complete with white goods. Designed for practicality with space for essential appliances.

Bedroom One

9' 10" x 8' 11" (3.00m x 2.72m)

A spacious double bedroom offering plenty of room for a bed, wardrobes and additional furniture.

Bedroom Two

10' 3" x 8' 3" (3.12m x 2.51m)

Bathroom

Fitted with a modern suite, comprising bath with shower, wash hand basin and WC

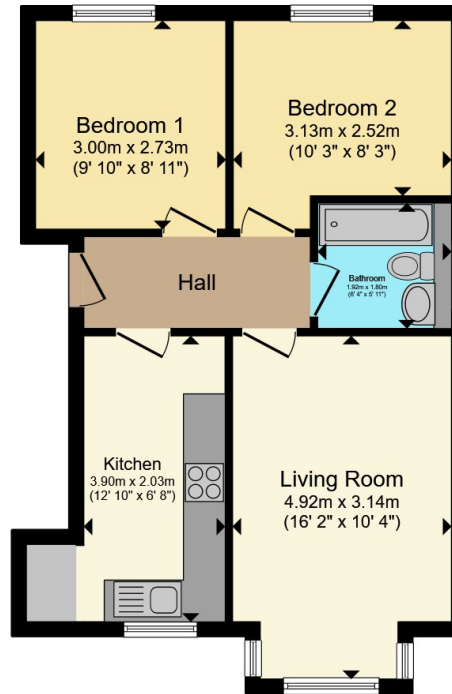
Outside

The property benefits from off-road parking and access to a communal garden area, providing useful outdoor space for residents.









First Floor

Total floor area 50.1 m² (540 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:
 1500.00

Ground Rent:
 37.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SSR309317

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1993. 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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