



Connells

Williams House Berwick Close
Southampton

Williams House Berwick Close Southampton SO16 8DA

for sale
£170,000



Property Description

The property is located within close proximity to Sinclair Primary School and benefits from being within easy reach of the M27 motorway network, Southampton Central train stations, Sainsburys superstore, David Lloyd Leisure Centre, Shirley High Street and The General Hospital, convenient for all daily amenities. The location, size and low maintenance aspect of the apartment would also make it a great choice for someone looking to get onto the property ladder. The generously sized accommodation comprises a large entrance hallway with two handy storage cupboards, a well-proportioned sitting/dining room, separate kitchen with boasts a good range of wall and base units, with two well-proportioned bedrooms, one of which has a built-in wardrobe cupboard and both served by the newly fitted bathroom. The apartment further benefits from gas central heating and its own allocated parking space within the resident's car park.

Storage Cupboards



Hallway

Living/Dining Room

16' 1" max x 11' 5" (4.90m max x 3.48m)

Kitchen

11' 6" x 7' 8" (3.51m x 2.34m)

Bedroom One

12' 4" max x 9' 8" (3.76m max x 2.95m)

Bedroom Two

12' 5" x 9' 1" (3.78m x 2.77m)

Bathroom

7' 9" x 6' 4" (2.36m x 1.93m)









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

To view this property please contact Connells on

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409 Shirley Road Shirley
SOUTHAMPTON SO15 3JD

EPC Rating: B Council Tax
Band: A

Service Charge:
1394.64

Ground Rent:
85.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SSR312341

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jun 2007. 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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