



Connells

The Guard Apartments Regents Park Road
Southampton



Property Description

Located in the highly sought-after area of Regents Park, this well-presented two-bedroom ground floor apartment is a fantastic opportunity for first-time buyers. Connells are pleased to offer this well-designed home, featuring built-in storage within the hallway and two generously sized bedrooms, with bedroom two benefiting from an en-suite shower room.

The spacious living/dining room is a standout feature, providing direct access out to the communal garden, creating a seamless indoor-outdoor feel and allowing plenty of natural light to fill the space. The living area leads through to a separate modern kitchen, fitted with a built-in oven and space for freestanding appliances.

The property further benefits from a stylish three-piece bathroom comprising a hand basin, WC and a bath with shower over. Double glazing and gas underfloor heating ensure year-round comfort, while residents also enjoy access to the well-maintained communal green spaces.

Conveniently positioned, the property is within easy reach of Shirley High Street, offering a range of shops, supermarkets and amenities. Southampton Central Station, the city centre, motorway links and Southampton General Hospital are all close by, making this an ideal home for a range of buyers.



Communal Entrance

Flat Entrance

Living Room

18' 9" x 11' 9" (5.71m x 3.58m)

Kitchen

9' x 8' 1" (2.74m x 2.46m)

Bedroom One

11' 4" x 11' 3" (3.45m x 3.43m)

Bedroom Two

14' 3" x 8' 2" (4.34m x 2.49m)

En-Suite

Bathroom









Total floor area 70.5 m² (759 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
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EPC Rating: Awaited
 Council Tax Band: B

Service Charge: 1954.00

Ground Rent: 200.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SSR313016

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