



**Connells**

Colby Street  
Southampton



### Property Description

Connells are delighted to present the opportunity to purchase this modern two bedroom upper floor apartment on the highly desirable Colby Street, located within walking distance of Southampton General Hospital with NO CHAIN. This property would make the ideal first time buy and starts with an entrance hall, and an additional storage cupboards, this then leads to a spacious open plan lounge/kitchen. The kitchen is modern with ample cupboard space, integrated appliances as well as freestanding appliance space! There are also two generous sized bedrooms and a modern three piece bathroom suite with a toilet, hand-washing basin and a bath with attached shower. Further features include gas central heating, double glazing throughout, an allocated parking space and visitor parking. This property screams convenience through its location, layout, and makeup! A viewing is highly recommended to truly appreciate the size and style of this accommodation.

Local amenities include access to Southampton General and Princess Anne Hospitals, bus service to Southampton City Centre and Shirley shopping centre. Located nearby are recreational parks, Southampton Sports Centre, The Common and access to Central train station and motorway links M3/M27 to major routes.

## Hallway

## Living Room

15' 8" x 11' 7" ( 4.78m x 3.53m )

## Kitchen

10' 5" x 7' 3" ( 3.17m x 2.21m )

## Bedroom 1

14' 8" x 10' 4" ( 4.47m x 3.15m )

## Bedroom 2

10' 6" x 7' 8" ( 3.20m x 2.34m )

## Bathroom

8' x 5' 7" ( 2.44m x 1.70m )









Total floor area 64.3 m<sup>2</sup> (693 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:  
 2778.84

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SSR310434](http://connells.co.uk/Property/SSR310434)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2013. 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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