



**Connells**

Highlands House Wharnccliffe Road  
SOUTHAMPTON

# Highlands House Wharncliffe Road SOUTHAMPTON SO19 7GG

For sale offers in excess of  
**£150,000**



## Property Description

This spacious two-bedroom ground floor flat is ideally located on Wharncliffe Road, Southampton, offering comfortable and modern living in a convenient residential area.

The property features a large and bright lounge with plenty of space for both relaxing and dining, along with a modern, well-equipped kitchen offering ample storage and worktop space. Both bedrooms are well-proportioned, while the fully tiled family bathroom is finished to a modern standard.

To the rear, the flat benefits from a private garden, providing a pleasant outdoor space. Additional features include gas central heating, double glazing throughout, and permit parking on the road.

Well located for local amenities, transport links, and Southampton city centre, this well-presented ground floor flat is ideal for professionals, couples, or a small family.

## Kitchen

12' x 7' 2" ( 3.66m x 2.18m )

Double glazed window to side aspect. Wall and base units. Sink and trainer. Space for washing machine / tumble dryer. Space for fridge / freezer. Space for electric cooker with gas hob.

## Bedroom 1

11' x 11' 9" ( 3.35m x 3.58m )

Double glazed window to side aspect. Gas central heating radiator. Built in wardrobe.

## Bedroom 2

13' 4" x 8' 2" ( 4.06m x 2.49m )

Double glazed window to rear aspect. Gas central heating radiator.

## Bathroom

Double glazed window to side aspect. WC. Wash hand basin. Bath with electric shower. Gas central heating towel radiator.

## Parking

Permit parking.

## Agent Notes

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

## Entrance Hall

Gas central heating.

## Lounge

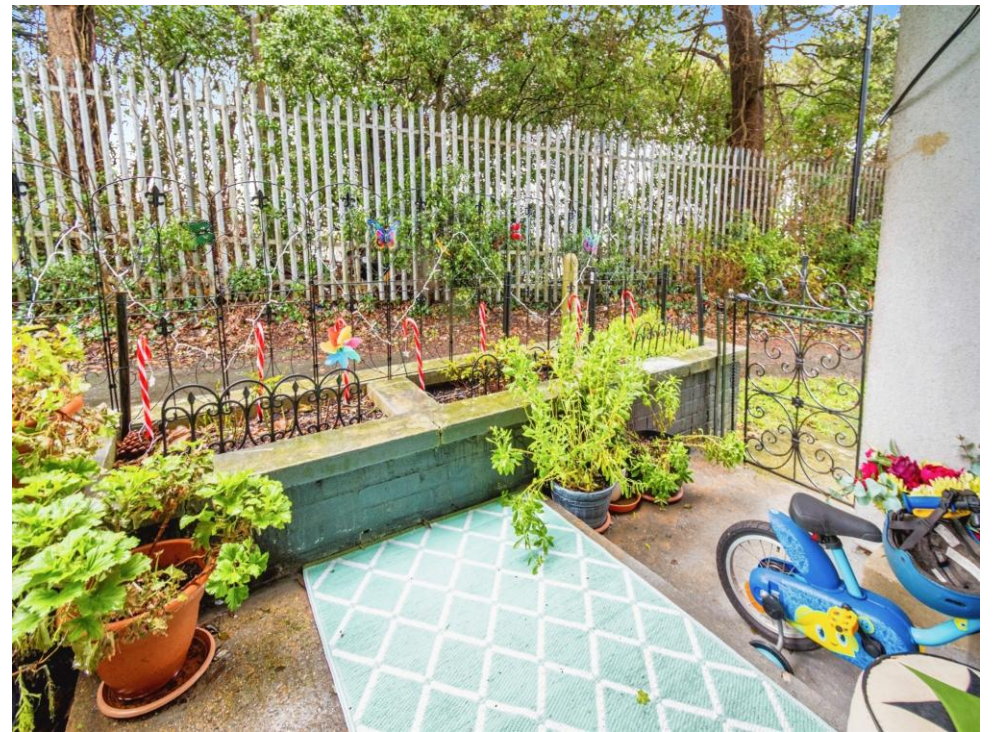
15' 4" x 13' 3" ( 4.67m x 4.04m )

2 X Double glazed windows to rear aspect. Gas central heating radiator. Access to balcony/garden.

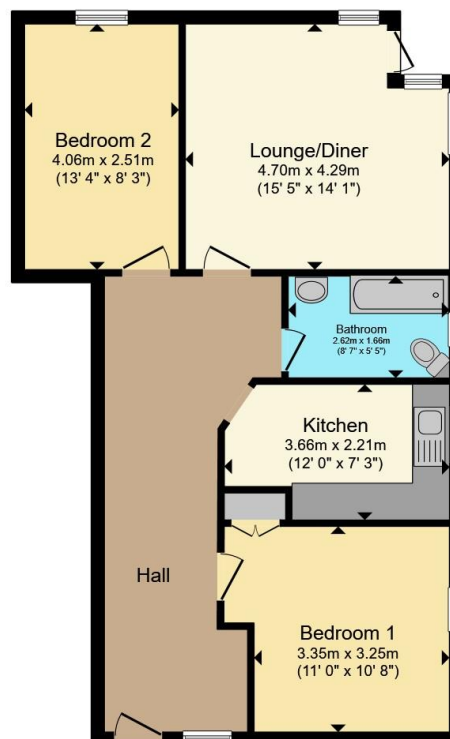
### Key Features

- Ground floor flat
- Large, bright lounge
- Modern fitted kitchen
- Two spacious bedrooms
- Fully tiled family bathroom
- Private rear garden
- Gas central heating & double glazing
- Permit parking available









Total floor area 68.7 m<sup>2</sup> (740 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)



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EPC Rating: C Council Tax  
 Band: A

Service Charge: 900.00 Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BTN107907](http://connells.co.uk/Property/BTN107907)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1988. 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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