



**Connells**

Bridgewater Court Waterloo Road  
Southampton



## Property Description

Connells are bringing to market this excellent first time purchase/investment opportunity in the ever-popular area of Freemantle. This well-proportioned, two bedroom top floor apartment would make the perfect choice for any investor looking to expand their portfolio with immediate rental income or a first time purchaser looking to get onto the property ladder.

The apartment comprises a spacious open-plan living and dining area with a modern fitted kitchen-ideal for low-maintenance living-alongside two generous double bedrooms and a three-piece bathroom. Additional benefits include built-in hallway storage, electric heating, double glazing, communal parking, garage and access to a communal garden.

Positioned in one of Southampton's most desirable and well-connected locations, this property offers convenient access to the City Centre, West Quay Shopping Centre, Southampton Central railway station, and major road links via the M3 and M27. Southampton Airport is also within easy reach, as are both universities and a selection of primary and secondary schools-ensuring strong ongoing tenant demand.

## Communal Entrance

## Flat Entrance

## Hallway

## Living/Dining/Kitchen

21' 4" narrowing to x 11' 4" ( 6.50m  
narrowing to x 3.45m )

## Bedrom One

10' 7" narrowing to x 10' 1" ( 3.23m  
narrowing to x 3.07m )

## Bedrom Two

7' 9" narrowing to x 7' 4" ( 2.36m narrowing  
to x 2.24m )

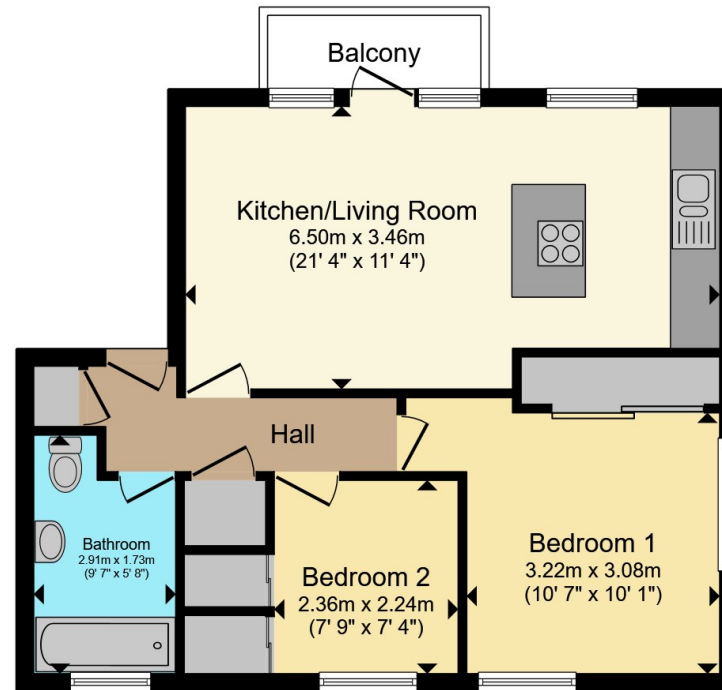
## Bathroom

9' 7" narrowing to x 5' 8" ( 2.92m narrowing  
to x 1.73m )









## Second Floor

Total floor area 51.9 m<sup>2</sup> (558 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)

**Connells**

To view this property please contact Connells on

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409 Shirley Road Shirley  
 SOUTHAMPTON SO15 3JD

EPC Rating: E Council Tax  
 Band: B

Service Charge:  
 1150.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SSR312932](http://connells.co.uk/Property/SSR312932)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1973. 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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