



Connells

Oak Tree Court Burgess Road
Southampton



Property Description

Situated on the ever-popular Burgess Road, this well-presented CHAIN FREE two-bedroom ground floor apartment offers spacious and convenient living in a highly sought-after Southampton location. The property features a bright living room, separate fitted kitchen, two bedrooms, including a principal bedroom with en-suite shower room, and a modern family bathroom. Further benefits include gas central heating, double glazing throughout, a secure entryphone system, and an allocated parking space conveniently located directly in front of the apartment.

Forming part of a modern residential block set well back from the road, the property enjoys a pleasant position while remaining ideally located for easy access to Southampton University, Southampton General Hospital, local shops, cafés and excellent transport links. With nearby green spaces, regular bus routes and the city centre within easy reach, this apartment is perfectly suited to first-time buyers, professionals and investors alike, presenting a fantastic opportunity to acquire a home in a well-connected residential setting.

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

Living Room

15' 4" x 9' 8" (4.67m x 2.95m)

Kitchen

9' 9" x 9' 1" (2.97m x 2.77m)

Bedroom One

14' 3" x 9' (4.34m x 2.74m)

En-Suite

5' 5" x 4' 11" (1.65m x 1.50m)

Bedroom Two

13' 4" x 6' 3" (4.06m x 1.91m)

Family Bathroom

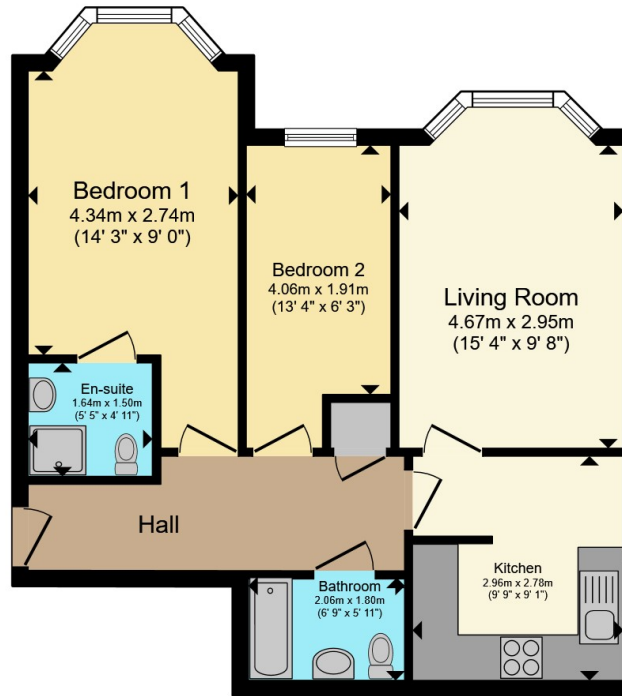
6' 9" x 5' 11" (2.06m x 1.80m)

Communal Gardens









Ground Floor

Total floor area 55.7 m² (600 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

Connells

To view this property please contact Connells on

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409 Shirley Road Shirley
 SOUTHAMPTON SO15 3JD

EPC Rating: C

Council Tax
 Band: B

Service Charge:
 1890.00

Ground Rent:
 200.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SSR313019

This is a Leasehold property with details as follows; Term of Lease 125 years from 09 Apr 2010. 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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