



Connells

Andersons Road
Southampton

Andersons Road
Southampton SO14 5FR

for sale offers in excess of
£130,000



Property Description

Situated in the heart of Southampton and offered chain free, this well-presented one bedroom mezzanine apartment combines character and convenience, making it an ideal first-time purchase or investment opportunity. The accommodation comprises a welcoming entrance hall, a spacious open plan kitchen, living and dining area, modern bathroom, and a generous mezzanine bedroom with useful storage. The property benefits from a secure entry system and access to secure parking (subject to availability). Located within walking distance of Southampton City Centre, residents can enjoy easy access to Westquay Shopping Centre, restaurants, bars, leisure facilities, Southampton Central railway station, and excellent motorway links via the M27 and M3.

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.

Kitchen/Lounge

23' 4" x 9' 10" (7.11m x 3.00m)

Shower Room

8' x 6' 1" (2.44m x 1.85m)

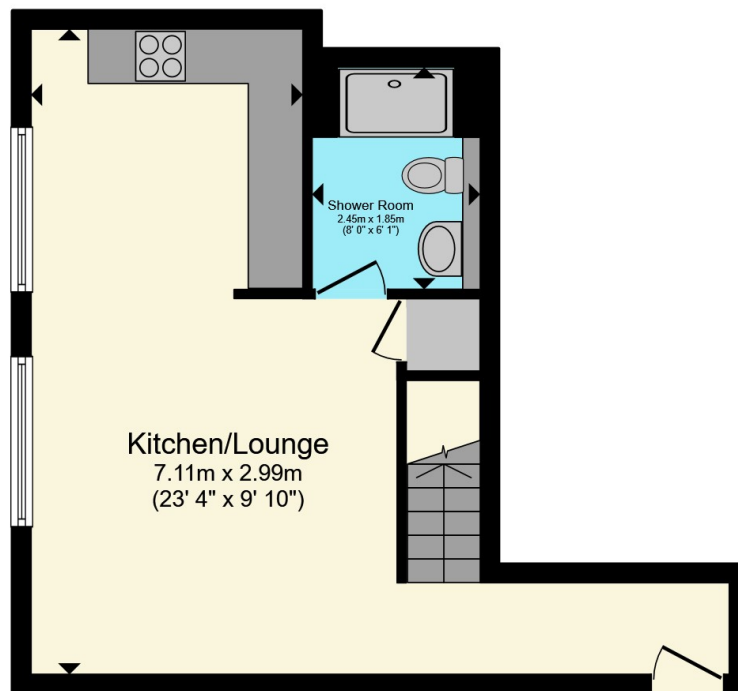
Bedroom

23' 4" x 7' 4" (7.11m x 2.24m)

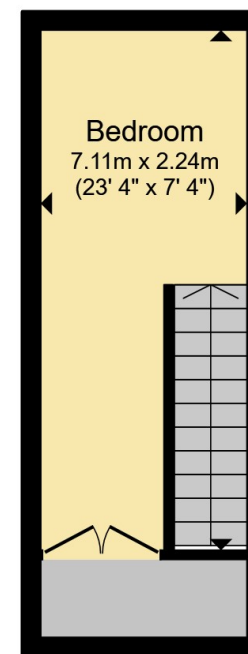








Ground Floor



Mezzanine

Total floor area 52.3 m² (563 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
 SOUTHAMPTON SO15 3JD

EPC Rating: E Council Tax
 Band: A

Service Charge:
 2124.00

Ground Rent:
 100.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SSR311722

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2006. 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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