



**Connells**

Northlands Road  
Southampton



### Property Description

Located within the popular Tudor Wood development in Banister Park, this attractive ground floor apartment offers well-proportioned accommodation in a convenient city location. The property features a generous living room, a modern fitted kitchen with integrated appliances and a spacious double bedroom complete with built-in wardrobe storage. A contemporary shower room and welcoming entrance hall complete the internal accommodation. Externally, residents benefit from an allocated parking space and access to a communal bike store. Ideally situated within easy reach of Southampton Central Station, Southampton Common and the city centre, this apartment is perfectly suited to first-time buyers, professionals or investors seeking a low-maintenance home in a well-connected location.

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

## Kitchen

10' 11" x 6' 8" ( 3.33m x 2.03m )

## Living Room

12' 5" x 10' 7" ( 3.78m x 3.23m )

## Bedroom

10' 10" x 9' 5" ( 3.30m x 2.87m )

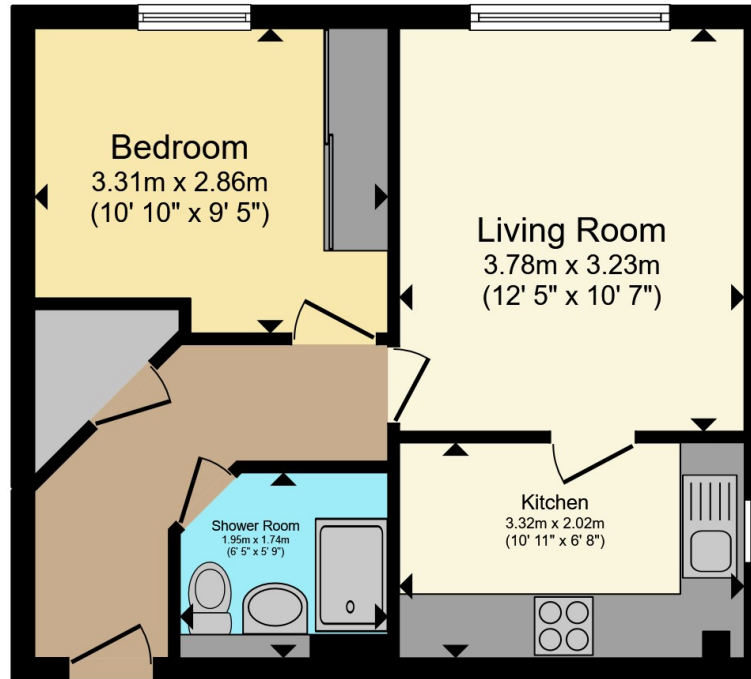
## Bathroom

6' 5" x 5' 9" ( 1.96m x 1.75m )









## Ground Floor

Total floor area 39.2 m<sup>2</sup> (422 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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**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: 2080.00

Ground Rent:  
 250.00

Tenure: Leasehold

**view this property online** [connells.co.uk/Property/SSR313104](http://connells.co.uk/Property/SSR313104)

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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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