



**Connells**

Cedar Lodge Oakley Road  
Southampton



Cedar Lodge Oakley Road  
Southampton SO16 4LE

for sale offers in excess of  
**£160,000**



### Property Description

Connells are marketing this ground floor one-bedroom apartment, offering a well-balanced layout and direct access to the communal gardens. The entrance hall includes a useful built-in storage cupboard and leads into a spacious living room with ample space for dining, as well as room to accommodate a desk for those working from home. French doors open directly to the gardens, creating a bright and inviting setting. The adjoining kitchen is fitted with neutral cabinetry, an integrated oven and provides ample cupboard and counter space, along with room for freestanding appliances. The double bedroom benefits from a sliding mirrored wardrobe, while the contemporary bathroom presents a three-piece suite with hand-wash basin, toilet and bath with overhead shower, plus space for freestanding storage. Further features include access to communal garden, double glazing, gas central heating and an allocated parking space.

The apartment enjoys a convenient location with excellent travel links by both road and public transport, making it ideal for commuters. Nearby open green spaces, including Southampton Common, are perfect for relaxing, walking or exercising, while a wide range of shops, supermarkets and amenities are also within easy reach. Further shopping and leisure opportunities can be found on Shirley High Street, ensuring everything needed is close to hand.

## Hallway

Built-In Storage Cupboard

## Living Room/Diner

16' 2" x 12' 9" ( 4.93m x 3.89m )

Has French Doors Direct to Garden

## Kitchen

7' 8" x 9' 1" ( 2.34m x 2.77m )

Has Neutral Cabinetry, Integrated Oven and Freestanding Appliance Space

## Bedroom

10' 8" x 9' 5" ( 3.25m x 2.87m )

Has Built-in Mirrored Sliding Wardrobe

## Bathroom

6' 9" x 6' 4" ( 2.06m x 1.93m )

Three-Piece Bathroom with Toilet, Hand-Wash Basin, Freestanding Storage Space & Bath with Attached Shower

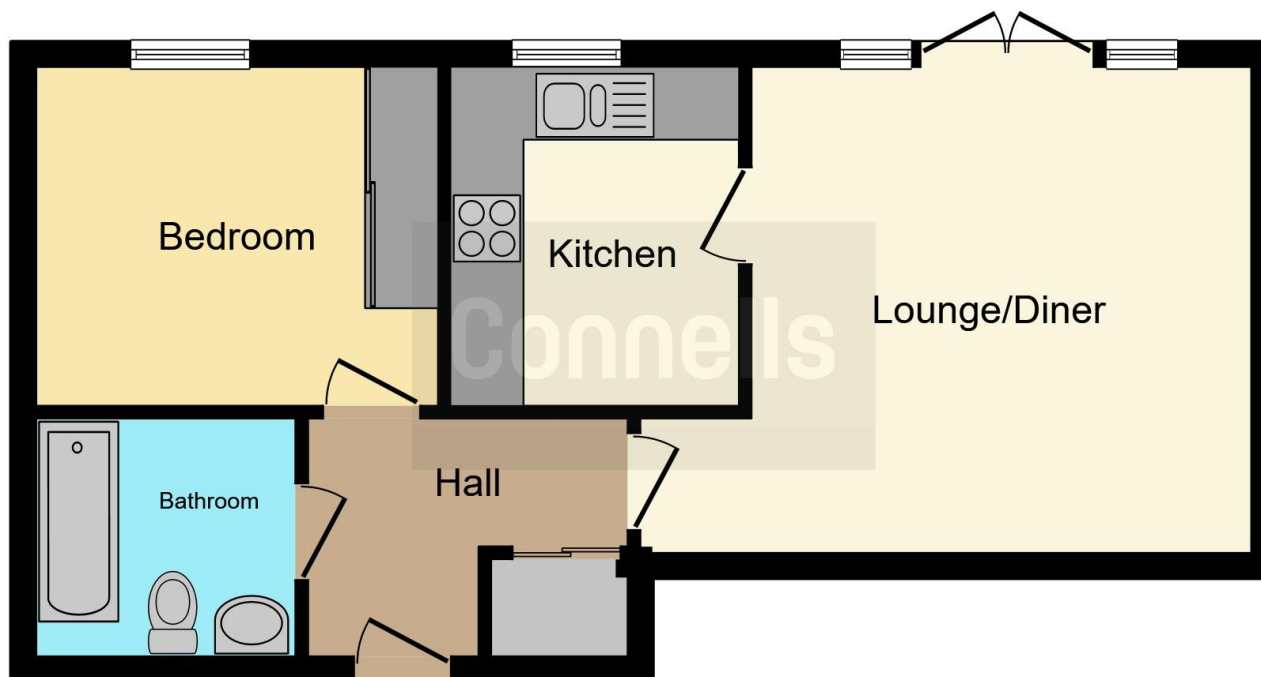












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 02380 789 351**  
**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:  
 1800.00

Ground Rent:  
 200.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SSR312433](http://connells.co.uk/Property/SSR312433)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Dec 2005. 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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Property Ref: SSR312433 - 0003