



Connells

Winchester Road
Southampton

Winchester Road
Southampton SO16 6TL

for sale offers in excess of
£160,000



Property Description

This well-appointed two-bedroom apartment offers spacious and practical accommodation in a highly convenient location, making it an excellent choice for first-time buyers, professionals or investors. The property features a welcoming entrance hall with built-in storage, leading to two generous double bedrooms. The principal bedroom benefits from a modern en-suite shower room, while a stylish family bathroom serves the remainder of the home. A bright and sociable open-plan living space forms the heart of the property, combining a comfortable lounge, dining area and fitted kitchen. Doors open onto a private juliet balcony. Further benefits include an allocated parking space and easy access to a wide range of amenities. Southampton General Hospital is within walking distance, while Shirley High Street, the city centre, local parks and major transport links are all easily reached.

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 Hallway

Kitchen/Diner/Lounge

17' x 12' 2" (5.18m x 3.71m)

Bedroom One

11' 3" x 10' 11" (3.43m x 3.33m)

En-Suite

7' 6" x 3' 7" (2.29m x 1.09m)

Bedroom Two

11' 5" x 7' 6" (3.48m x 2.29m)

Bathroom

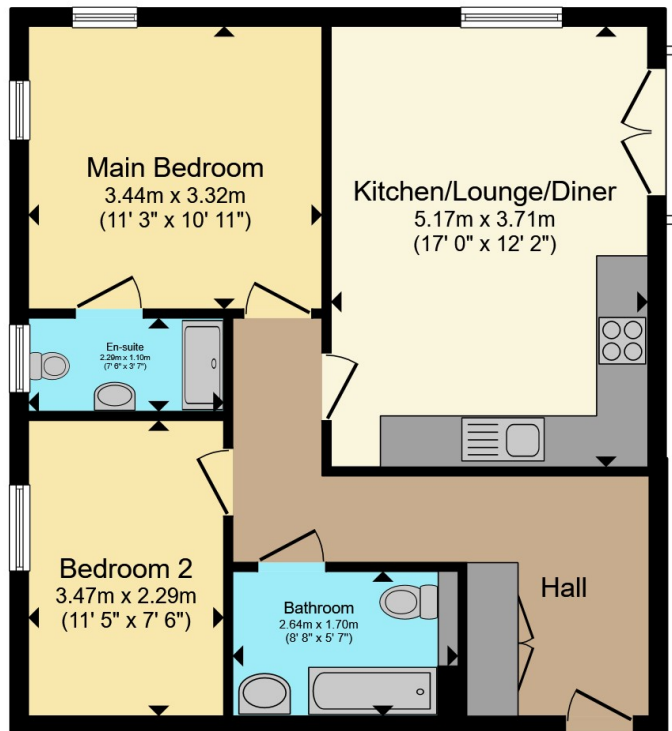
8' 8" x 5' 7" (2.64m x 1.70m)

Allocated Parking Space









Total floor area 58.7 m² (632 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: B

Council Tax
 Band: B

Service Charge:
 2374.96

Ground Rent:
 389.22

Tenure: Leasehold

view this property online connells.co.uk/Property/SSR313147

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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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