



**Connells**

Nightingale Court Aldermoor Road  
SOUTHAMPTON



### Property Description

The property comprises sizable lounge/diner with direct access into the communal garden, a refitted modern kitchen, one generously proportioned double bedroom and a modern three piece bathroom suite. The property also benefits from electric heating, double glazing, allocated and visitor parking and is set back from the main road and a viewing is highly recommended to truly appreciate the development here on Aldermoor Road.

Conveniently located close to a range of amenities including a supermarket, library, health centre, recreation grounds, schools and local bus routes, as well as Southampton General Hospital. The city centre is easily accessible and offers a wealth of entertainment options, including the popular Westquay Shopping Centre and Central Train Station with direct links to London.

### Communal Entrance

### Flat Entrance

### Hallway

### Living/Dining Room

16' 6" narrowing to x 12' 4" ( 5.03m narrowing to x 3.76m )

### Kitchen

12' 4" narrowing to x 6' 8" ( 3.76m narrowing to x 2.03m )

### Bedroom

13' 5" narrowing to x 10' 6" ( 4.09m

narrowing to x 3.20m )

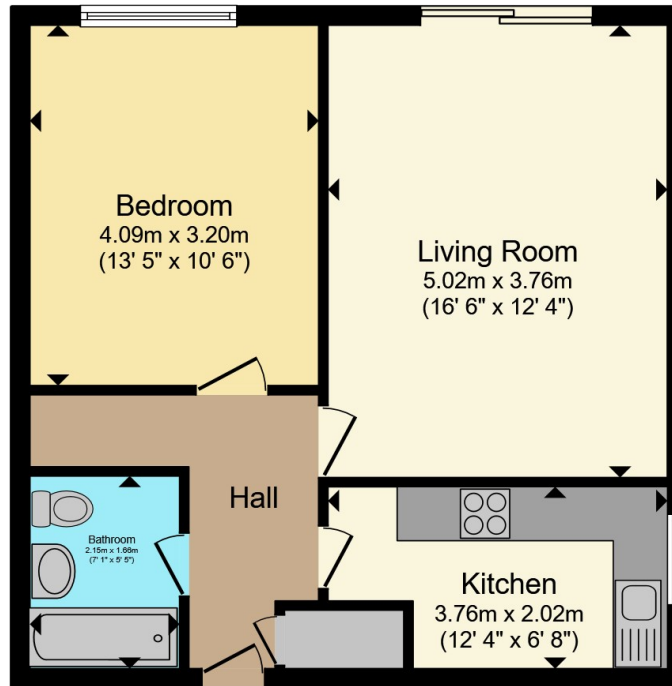
### Bathroom

7' 1" narrowing to x 5' 5" ( 2.16m narrowing to x 1.65m )









### Ground Floor

Total floor area 50.4 m<sup>2</sup> (543 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)



To view this property please contact Connells on

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409 Shirley Road Shirley  
 SOUTHAMPTON SO15 3JD

EPC Rating: D Council Tax  
 Band: A

Service Charge:  
 1750.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SSR312892](http://connells.co.uk/Property/SSR312892)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2013. 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: SSR312892 - 0003