



Connells

Oakley Court Oakley Road
Southampton



Property Description

Connells are bringing to market this two-bedroom first-floor apartment, located in the ever-popular Oakley Court development in Regents Park-an established retirement community for those aged 60 and over. Situated just a short walk from Shirley High Street, the property enjoys close proximity to shops, supermarkets, cafes, and excellent transport links.

The apartment offers a spacious lounge with room for dining, a functional kitchen fitted with neutral units and an integrated oven, and a hallway with handy storage cupboards. There are two bedrooms, including a second bedroom with built-in storage, and a three-piece shower room comprising a shower, WC, and a hand wash basin with additional storage. Support rails are already installed, and 24-hour Emergency Assistance Pull Cords are present in every room for added peace of mind.

Residents benefit from residents parking, a well-kept communal garden, a resident lounge, laundry facilities, and lift access throughout the building. With great potential to update and personalise, this apartment offers a comfortable base in a well-connected part of Southampton.

Communal Entrance

Lift To All Floors

Apartment Entrance

Hallway

Airing & Storage Cupboards Available

Living Room

23' 5" x 10' 6" (7.14m x 3.20m)

Has Dining Space Also

Kitchen

7' x 7' 5" (2.13m x 2.26m)

Integrated Oven

Bedroom 1

19' 4" x 9' (5.89m x 2.74m)

Bedroom 2

15' 7" x 9' 1" (4.75m x 2.77m)

Has Built-In Storage

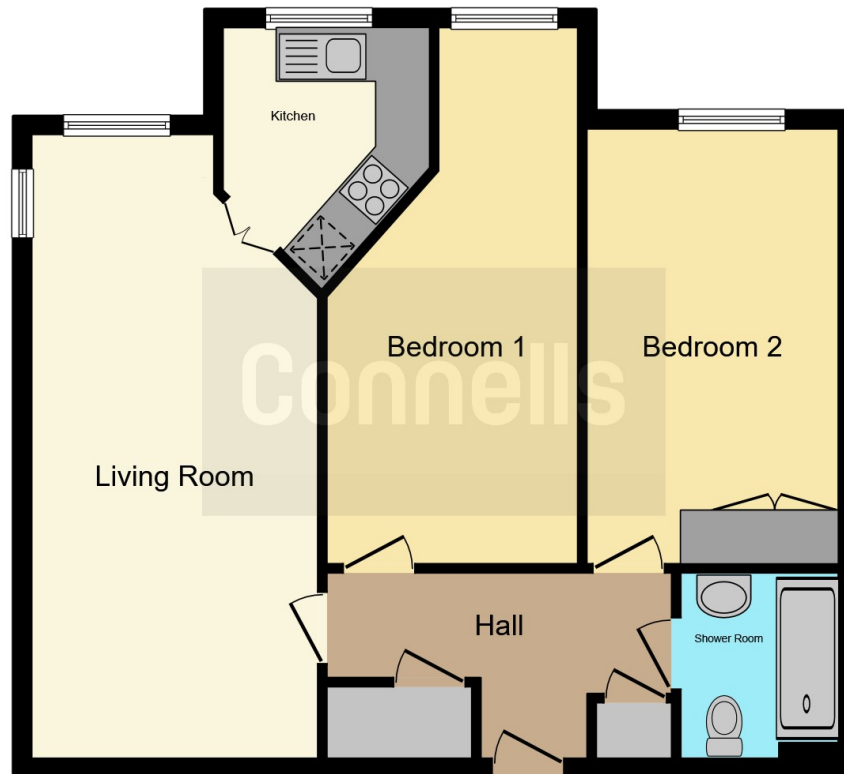
Shower Room

6' 7" x 5' 5" (2.01m x 1.65m)

Three-Piece Shower Room Comprising a Shower, WC, and a Hand-Wash Basin with Additional Storage and Support Rails are Already Installed,







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

To view this property please contact Connells on

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409 Shirley Road Shirley
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EPC Rating: C Council Tax
 Band: C

Service Charge:
 4200.00

Ground Rent:
 922.44

Tenure: Leasehold

view this property online connells.co.uk/Property/SSR311717

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2002. 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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