



Connells

Rivendale Court Paynes Road
Southampton

Rivendale Court Paynes Road Southampton SO15 3BW

for sale
£160,000



Property Description

This well-presented two-bedroom flat is set within the popular SO15 postcode, an area known for good access to local amenities, everyday conveniences and broader shopping options in central Southampton. The location also benefits from nearby green spaces and strong transport connections into the city. Several schools serve the SO15 area, offering families a variety of primary and secondary options including Banister Primary, Foundry Lane Primary and St Anne's Catholic School. Inside, the flat features a bright lounge/diner with dual windows, a practical kitchen with integrated oven, hob and extractor fan, two bedrooms including an en-suite to the main, and a central hall providing smooth flow throughout

Hallway

A central hallway connects all rooms, providing a smooth flow throughout the home.

Lounge

18' 2" x 9' 8" (5.54m x 2.95m)

A bright and welcoming living and dining space with two windows that bring in generous natural light. The room offers plenty of flexibility for furniture arrangement and opens directly into the kitchen, creating a connected and sociable layout.

Kitchen

9' 1" x 6' 9" (2.77m x 2.06m)

The kitchen sits just off the lounge/diner and features integrated appliances including an

oven, hob and extractor fan, along with fitted wall and base units. There is space for both a fridge and washing machine, and a window above the sink provides natural light and ventilation.

Bedroom One

16' 11" x 8' 10" (5.16m x 2.69m)

The main bedroom is spacious and airy, enhanced by a large window that helps create a comfortable and relaxing atmosphere. It includes access to a private en-suite, offering added convenience and privacy.

En-Suite

The en-suite is fitted with a shower, toilet and sink, designed for easy everyday use and a clean, modern feel.

Bedroom Two

14' 10" x 6' 6" (4.52m x 1.98m)

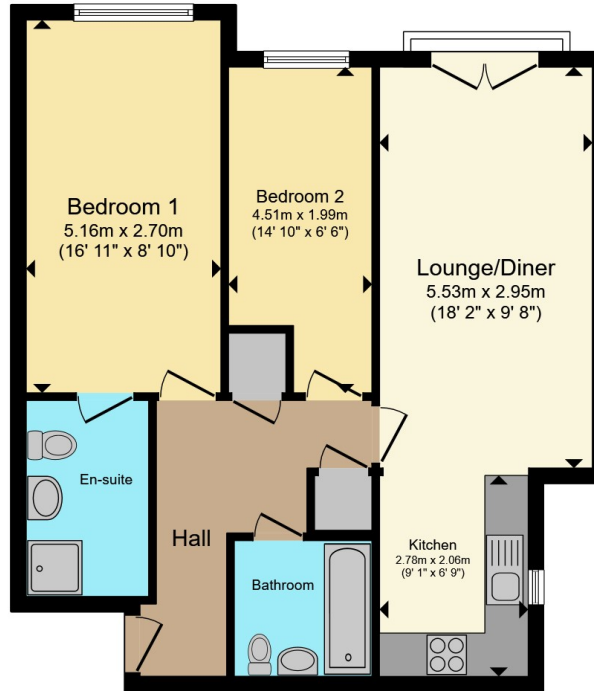
The second bedroom also benefits from a window that gives the room a bright and open feel. It works well as a guest room, home office or nursery.

Bathroom

The main bathroom is accessed from the hallway and includes a bathtub with overhead shower, toilet and sink, presented in a simple and practical layout.







Total floor area 63.5 m² (684 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



To view this property please contact Connells on

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409 Shirley Road Shirley
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EPC Rating:
Awaited

Council Tax
Band: B

Service Charge:
1858.00

Ground Rent:
200.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2008. 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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