



**Connells**

Simco Court Northlands Road  
Southampton



### Property Description

Connells are brining to market this two bedroom lower ground floor apartment with NO CHAIN, a great opportunity for first time buyers, a small family or investors. The hallway offers two handy storage cupboards, great for coats and shoes, while the spacious living room is open-plan with the kitchen allowing a seamless and practical layout. There is dining space available if desired as well as French Doors, allowing you direct access to your own private patio. The kitchen boasts modern living with integrated appliances and sleek neutral cabinetry, along with the four-piece bathroom. It has marble tiling, heated towel rail, toilet, hand-wash basin, shower and a bath with an attached shower. It serves both the bedrooms which are well-sized, with built-in storage to bedroom two, and further access onto the patio via French Doors. Further benefits include electric heating, large double glazed windows throughout to allow plenty of natural light, residents parking and a communal garden as well as a private patio.



It is in a great location, surrounded by fantastic nearby amenities in the City Centre including West Quay, Bedford Place is close by as well as strong commuter links via Southampton's mainline railway station. There is easy motorway access to the M3/M27 and the Sports Centre and Southampton Common are near for walks, exercise and socialising. A viewing is highly recommended!

## Hallway

Has 2x Built-In Storage Cupboards

## Living Room/Kitchen

24' 6" x 11' 6" ( 7.47m x 3.51m )

Open-Plan with Integrated Appliances, Sleek Neutral Cabinetry, Dining Space & Direct Access to Private Patio.

## Bedroom 1

10' 10" x 10' 10" ( 3.30m x 3.30m )

Has Direct Access to Private Patio

## Bedroom 2

14' 10" x 8' 4" ( 4.52m x 2.54m )

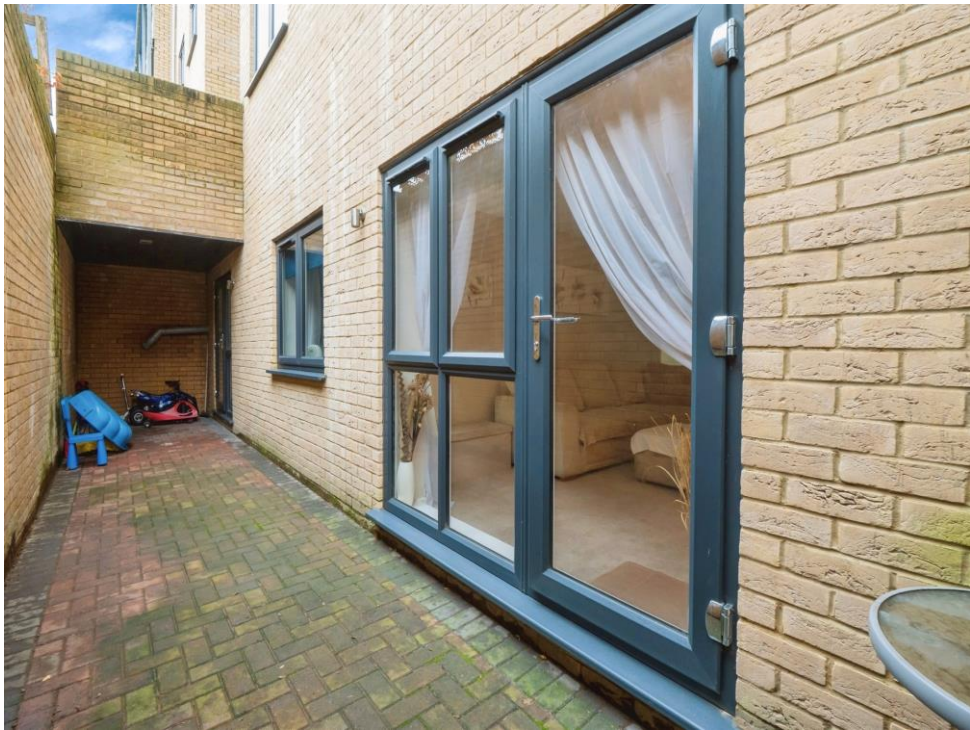
Has Built-In Storage

## Bathroom

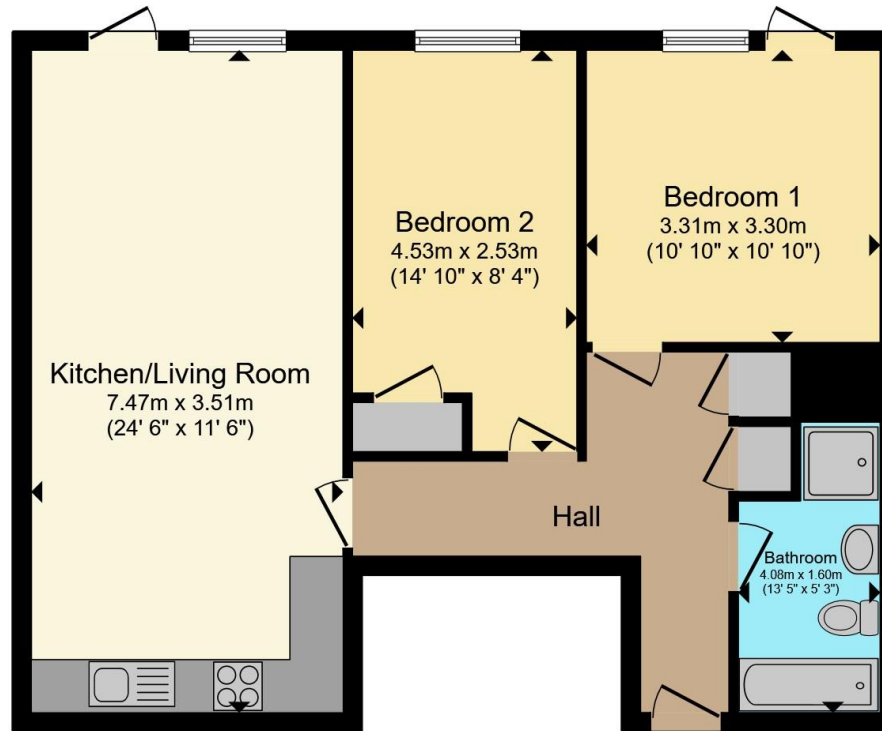
13' 5" x 5' 3" ( 4.09m x 1.60m )

Four-Piece with Marble Tiling, Heated Towel Rail, Toilet, Hand-Wash Basin, Shower & Bath with Attached Shower









Total floor area 65.4 m<sup>2</sup> (704 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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**E [shirley@connells.co.uk](mailto:shirley@connells.co.uk)**

409 Shirley Road Shirley  
 SOUTHAMPTON SO15 3JD

EPC Rating: B Council Tax  
 Band: C

Service Charge:  
 1250.00

Ground Rent:  
 250.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SSR312505](http://connells.co.uk/Property/SSR312505)**

This is a Leasehold property with details as follows; Term of Lease 125 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.

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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