



Connells

Rickveer House Kingston Road
Southampton



Property Description

CENTRAL SHIRLEY LOCATION! This well-positioned ground floor apartment offers two spacious bedrooms within a purpose-built block, perfectly placed for easy access to the mainline railway, local shopping facilities and frequent bus routes. The property provides comfortable, well-arranged accommodation that truly needs to be viewed internally to be appreciated. Early viewing is strongly recommended to avoid disappointment. Added bonus: OFF-ROAD PARKING FOR ONE CAR!

Entrance

Entrance via communal door leading to communal entrance with further personal door leading to entrance hall, indoor bike shed/store room.

Hall

Wall mounted electric heater, built in shelved storage cupboard and door to lounge diner.

Lounge/Diner

12' 8" max x 12' 2" (3.86m max x 3.71m)

Double glazed square bay window to front, wall mounted electric heater, laminate flooring, integrated ceiling spot lighting, television point and arch to kitchen.

Kitchen

10' 3" x 6' 11" (3.12m x 2.11m)

Modern beach effect kitchen suite comprising integrated four ring electric hob with built in oven below and extractor hood above, selection of wall base and drawer units above and below rolled work top surfacing, incorporating localised tiling, integrated ceiling spot lighting, single sink drainer units with mixer taps over, plumbing for automatic washing machine, double glazed window to from and laminate flooring.

Bedroom One

11' x 8' 11" min (3.35m x 2.72m min)

Double glazed window to side and electric heater.

Bedroom Two

15' max x 6' (4.57m max x 1.83m)

Double glazed window to side, wall mounted electric heater, integrated ceiling spot lighting and cupboard housing hot water tank.

Bathroom

Four piece suite comprising pannelled bath with mixer taps and shower attachment over, pedestal wash hand basin, fitted single corner shower cubicle, low level WC, tiling to wall, ceramic tiled flooring and extractor fan.

Outside

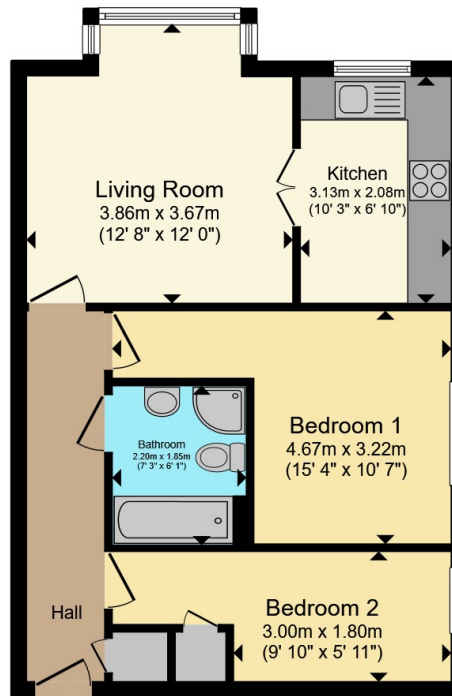
Front

Off road parking for one car.









Ground Floor

Total floor area 50.3 m² (541 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
 SOUTHAMPTON SO15 3JD

EPC Rating: C

Council Tax
 Band: A

Service Charge:
 2274.00

Ground Rent:
 150.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SSR312856

This is a Leasehold property with details as follows; Term of Lease 125 years from 14 Jun 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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