



Connells

Howard Road
SOUTHAMPTON



Property Description

Connells are delighted to bring to the market this ground floor studio apartment situated in the highly sought after location of Howard Road, close to Southampton Railway Station and fantastic routes to the M27/M3 and great transport links throughout the city. This ground floor apartment would make an ideal investment purchase comprises of an open plan living/bedroom, separate kitchen and a shower room. Further benefits to this property are a 150+ year lease, gas central heating, double glazing, communal gardens and on street parking. Offered with no forward chain, a viewing is highly recommended to truly appreciate the accommodation we have to offer here on Howard Road.

The property is conveniently situated with easy access to the City Centre and its wide range of shopping facilities, including the West Quay Shopping Centre. Southampton boasts a mainline railway station and there is easy access to the M3 and M27 motorways, as well as Southampton International Airport, and both Southampton Solent University and University of Southampton.

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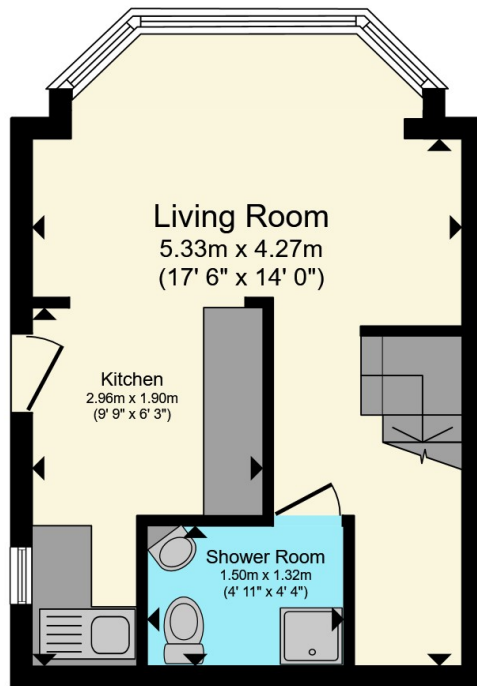
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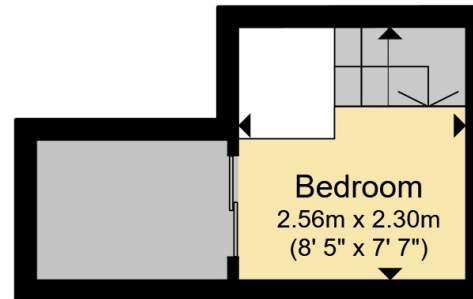








Ground Floor



Mezzanine

Total floor area 35.3 m² (379 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:
1800.00

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online [connells.co.uk/Property/SSR312866](https://www.connells.co.uk/Property/SSR312866)

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1902. 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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