



Connells

Briarswood
SOUTHAMPTON



Property Description

Situated in the highly sought-after area of Briarswood, this well-presented two-bedroom ground floor apartment is ideally located just a short distance from Southampton General Hospital, making it an excellent purchase for first-time buyers, downsizers, or investors. The accommodation comprises a spacious lounge/dining room, separate fitted kitchen, two well-proportioned bedrooms, and a modern bathroom. Further benefits include double glazing, electric heating, allocated parking, and an exceptionally long lease with over 900 years remaining. Offered to the market with no forward chain, the property is conveniently positioned close to local amenities, transport links, Southampton Common, and Shirley High Street.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

9' 9" x 9' (2.97m x 2.74m)

Porch

Allocated Parking Space

Entrance Hall

Living Room

22' 1" x 9' 8" (6.73m x 2.95m)

Kitchen

9' 8" x 6' (2.95m x 1.83m)

Bedroom One

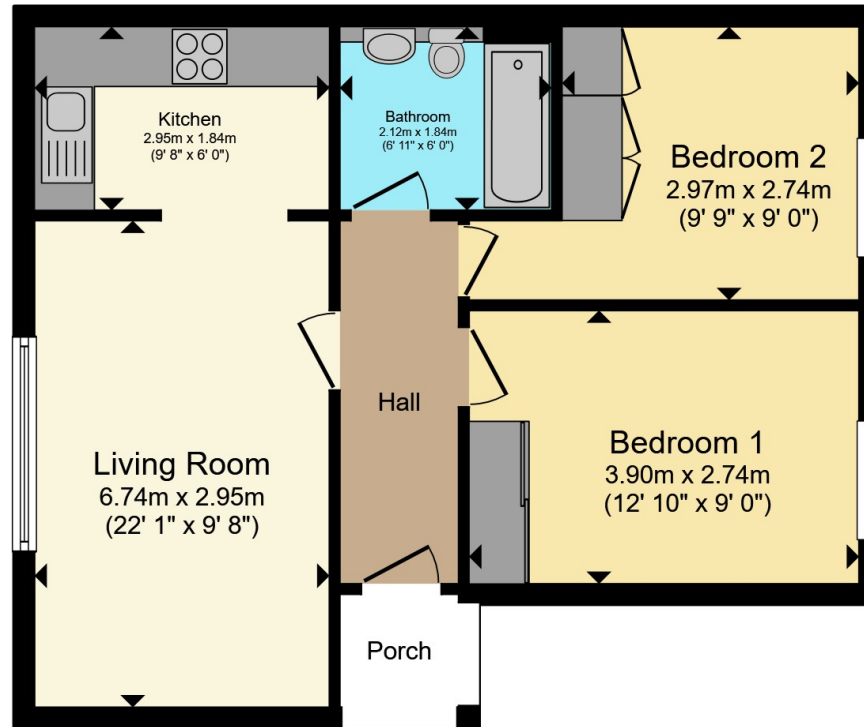
12' 10" x 9' (3.91m x 2.74m)

Bedroom Two









Total floor area 49.7 m² (535 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

Connells

To view this property please contact Connells on

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409 Shirley Road Shirley
SOUTHAMPTON SO15 3JD

EPC Rating: D Council Tax
Band: B

Service Charge:
1554.60

Ground Rent:
104.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SSR313182

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1989. 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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