



Connells

Parklands Court Park Road
SOUTHAMPTON



Property Description

This well-presented two bedroom ground floor flat is located in the highly sought-after area of Freemantle, providing excellent access to Southampton City Centre, Southampton Central Station and a range of local amenities. The accommodation comprises a spacious lounge/dining room, a separate fitted kitchen, two bedrooms and a family bathroom. Externally, residents benefit from communal parking and attractive communal gardens. With the added advantage of a 900+ year lease, this property represents an excellent opportunity for both first-time buyers and investors seeking a conveniently located home with strong rental appeal. Early viewing is highly recommended.

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.



Entrance Hall

Kitchen

10' 5" x 6' 10" (3.17m x 2.08m)

Living Room

13' 5" x 10' 11" (4.09m x 3.33m)

Bedroom One

12' x 9' 10" (3.66m x 3.00m)

Bedroom Two

10' x 6' 4" (3.05m x 1.93m)









Total floor area 46.3 m² (498 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: C

Council Tax
Band: A

Service Charge:
1080.00

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SSR313103

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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Property Ref: SSR313103 - 0002