



FOYES COURT

**Connells**

Foyes Court Shirley Road  
Southampton



Foyes Court Shirley Road  
Southampton SO15 3SJ

for sale offers in excess of  
**£85,000**



### Property Description

Connells are delighted to bring to market this polished one-bedroom, ground-floor flat located only a stone's throw from Shirley High Street and City Centre. It is comprised of two storage cupboards in the hall, a spacious living area with space for a dining table and direct access into one of the open communal areas. Perfect space to relax with a little table, chair and your morning cup of tea. The kitchen has beautiful white cabinetry, ample cupboard space and an integrated oven for further convenience. The bedroom is a large double bedroom with built-in storage available to maintain a clutter-free area. The bathroom is a three-piece bathroom, with a toilet, hand-washing basin, and a bath with attached shower. All the rooms are boasting space and you can't go wrong with this property as a first time purchase or investment opportunity! The property also benefits from electric heating, double glazing, access to a communal garden and residents parking. A viewing is highly recommended to truly appreciate the accommodation we have on offer here in Foyes Court.



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. 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.

## Hallway

Has 2 Storage Cupboards

## Bathroom

6' 9" x 5' 5" ( 2.06m x 1.65m )

## Bedroom

11' 7" x 8' 8" ( 3.53m x 2.64m )

Has Built-In Storage

## Living Room

15' x 9' 7" ( 4.57m x 2.92m )

Has Direct Access to Outside/Open Green Area

## Kitchen

7' 5" x 6' ( 2.26m x 1.83m )



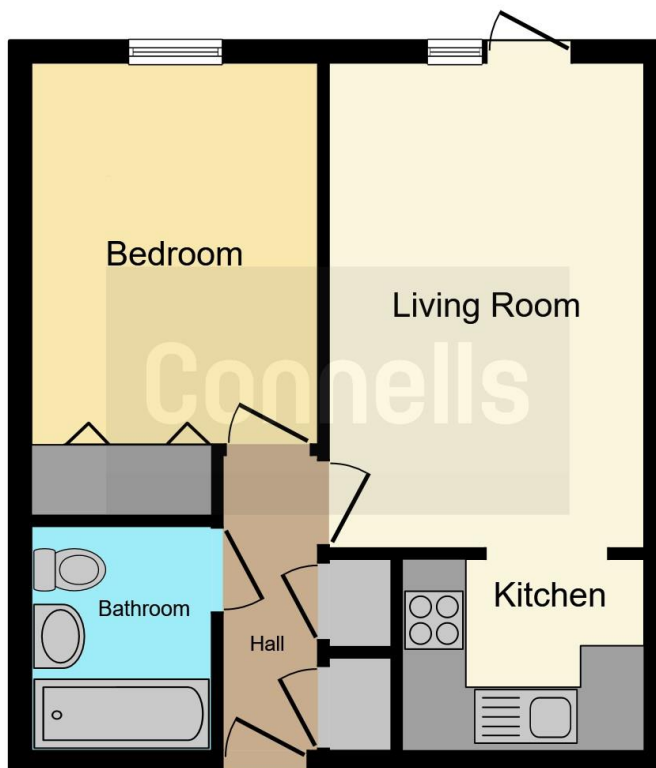












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 02380 789 351**  
**E [shirley@connells.co.uk](mailto:shirley@connells.co.uk)**

409 Shirley Road Shirley  
 SOUTHAMPTON SO15 3JD

EPC Rating: C

Council Tax  
 Band: A

Service Charge:  
 1600.00

Ground Rent:  
 50.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SSR311534](http://connells.co.uk/Property/SSR311534)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Mar 1987. 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.



**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SSR311534 - 0005