



Connells

Rodney Court Anson Drive
Southampton

Rodney Court Anson Drive Southampton SO19 8RU

For sale
£100,000



Property Description

This well-presented one-bedroom ground floor flat is located on Anson Drive, Southampton, and offers modern, minimalistic living throughout. The property is ideal for professionals, couples, or investors looking for a stylish and low-maintenance home.

The flat features a bright open-plan lounge and kitchen, designed to make the most of the space and natural light. The contemporary kitchen is neatly integrated into the living area, providing a practical and modern environment for everyday living and entertaining.

The bedroom is well sized and finished in a neutral style, creating a comfortable and relaxing space. The modern bathroom is fitted with a sleek suite and quality finishes, continuing the clean and contemporary feel of the property.

Additional benefits include electric heating, double glazing, and the convenience of a ground floor position. Situated close to local amenities and transport links, these attractive flat offers comfortable modern living in a convenient Southampton location.

Lounge/Kitchen

15' 7" x 9' 7" (4.75m x 2.92m)

Double glazed window to rear aspect. Wall and base units. Sink and drainer. Integrated oven and electric hob. Space for fridge/freezer. Electric radiator.

Bedroom

10' 7" x 7' 5" (3.23m x 2.26m)

Electric radiator.

Bathroom

Bath with electric shower. Wash hand basin. WC. Extractor fan.

Outside

Allocated parking.

Agent Notes

"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."

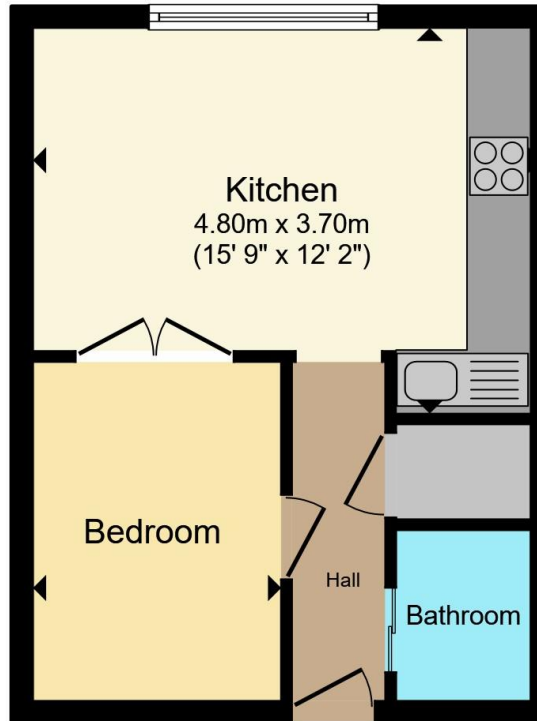
Key Features

- One-bedroom ground floor flat
- Modern, minimalistic design throughout
- Open-plan lounge and kitchen
- Contemporary bathroom
- Electric heating
- Double glazing









Total floor area 29.8 m² (321 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

T 02380 422080
E Bitterne@connells.co.uk

2 West End Road Bitterne
 SOUTHAMPTON SO18 6TG

EPC Rating: C Council Tax
 Band: A

Service Charge: 770.00 Ground Rent:
 15.00

Tenure: Leasehold

view this property online connells.co.uk/Property/BTN107710

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jul 1976. 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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BTN107710 - 0004