



**Connells**

Chadwick Lodge Devonshire Road  
Southampton



### Property Description

Situated in one of the most desirable retirement blocks in Southampton, Connells are delighted to offer for sale this one bedroom, first floor, retirement apartment situated in the desired development of Chadwick Lodge. The property comprises hallway with storage cupboard, lounge/diner with access to a private balcony, modern fitted kitchen, one bedroom with fitted wardrobe and three-piece shower room suite. The property also benefits from lift access, communal living area, communal parking and communal garden. Offered for sale with no forward chain, an early viewing is highly recommended to truly appreciate the accommodation we have on offer here in Chadwick Lodge.

Located walking distance from the waterfront and numerous parks, there is ample opportunity to be away from the hustle and bustle. Being in the heart of the City, there are plenty of amenities available close by, alongside being walking distance from the Southampton Central Train Station.



**Secure Entrance**

**Apartment Entrance**

**Hall**

**Lounge / Diner**

20' 2" max x 10' 5" max ( 6.15m max x 3.17m max )

**Balcony**

**Kitchen**

11' max x 7' 6" max ( 3.35m max x 2.29m max )

**Bedroom**

18' 3" max x 9' 3" ( 5.56m max x 2.82m )

**Shower Room**









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 02380 789 351**  
**E shirley@connells.co.uk**

409 Shirley Road Shirley  
 SOUTHAMPTON SO15 3JD

EPC Rating: B Council Tax  
 Band: B

Service Charge:  
 3456.47

Ground Rent:  
 637.88

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SSR311051](http://connells.co.uk/Property/SSR311051)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 May 2013. 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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