



Connells

Vinery House Winchester Road
Southampton



Property Description

Connells are delighted to bring to market this ground floor studio flat with its own separate entry point, on one of the most convenient roads in Southampton, Winchester road. It comes with 2x parking permits, for you and a visitor, and it's own private outside space, great for relaxing and unwinding. The flat is comprised of generous sized living space, the kitchen is fitted with freestanding appliance space, and a three-piece bathroom with a toilet, hand-washing basin and a bath with attached shower. This property also benefits from the water bill being included in service charge, no ground rent, gas central heating, double glazing and a potential rental income of £750-£775 monthly - making this great for investors!

The property is located just off of Winchester road, with The University and Southampton General Hospital within easy reach. Many shops like M&S, The Range, Wickes, Halfords and Sainsburys are just a short walk away - as well as Pure Gym! A little further and you're on Shirley High Street with many more shops, restaurants and recreational places. There are more comprehensive facilities available in the City Centre which include West Quay. Southampton Common offers walks in over 300 acres of parkland and further recreational facilities may be found at the Sports Centre. There are easy access routes to the M3 and M27 and Southampton International airport is off junction 5 of the M27.



Living Area

18' x 12' 11" (5.49m x 3.94m)

Kitchen

8' 11" x 5' 6" (2.72m x 1.68m)

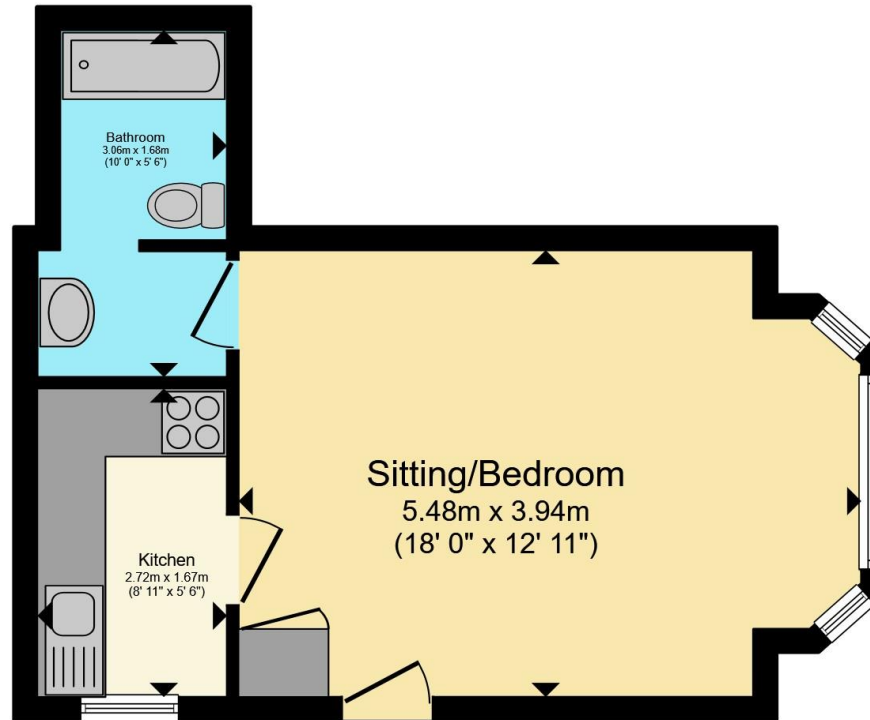
Bathroom

10' x 5' 6" (3.05m x 1.68m)









Total floor area 30.1 m² (324 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

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409 Shirley Road Shirley
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EPC Rating: C Council Tax
 Band: A

Service Charge:
 1885.08

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online [connells.co.uk/Property/SSR312629](https://www.connells.co.uk/Property/SSR312629)

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Dec 1988. 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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