





### Property Description

Situated in one of Southampton's most desirable locations, Connells are delighted to present this well-appointed one-bedroom ground-floor apartment in the sought-after Chestnut Lodge development on Sherwood Close. Designed for over-55s, and benefits from the services of an on-site house manager, a residents' lounge, and a laundry room to name a few.

It is comprised of a living/dining room with ample space for a dining table, perfect for hosting, along with a charming bay window nook—an ideal spot to relax. The separate kitchen offers sleek, neutral cabinetry, generous storage, and integrated appliances, with additional space for freestanding ones. The bedroom boasts built-in storage, providing a stylish and practical solution for a clutter-free living space, while the modern three-piece shower room includes a shower, a hand-wash basin with storage, a toilet, a mirrored storage cabinet and a heated towel rail for added comfort. Additional benefits include electric heating, double glazing, well-maintained communal gardens, and communal parking. The property is offered with no forward chain, and a viewing is highly recommended to appreciate all it has to offer.

The City Centre is within easy reach, offering plenty of shopping and dining options, while Southampton Sports Centre and the 300-acre Southampton Common are just a short walk away. There are also excellent transport links, with easy access to the M3 and M27 motorways and rail services around the country.

## Secure Entrance

## Flat Entrance Hall

## Living/Dining Room

9' 2" x 12' 7" MAX ( 2.79m x 3.84m MAX )

## Kitchen

7' x 8' 8" ( 2.13m x 2.64m )

## Bedroom 1

14' 1" MAX x 9' 2" ( 4.29m MAX x 2.79m )

Has Built-In Storage

## Bathroom

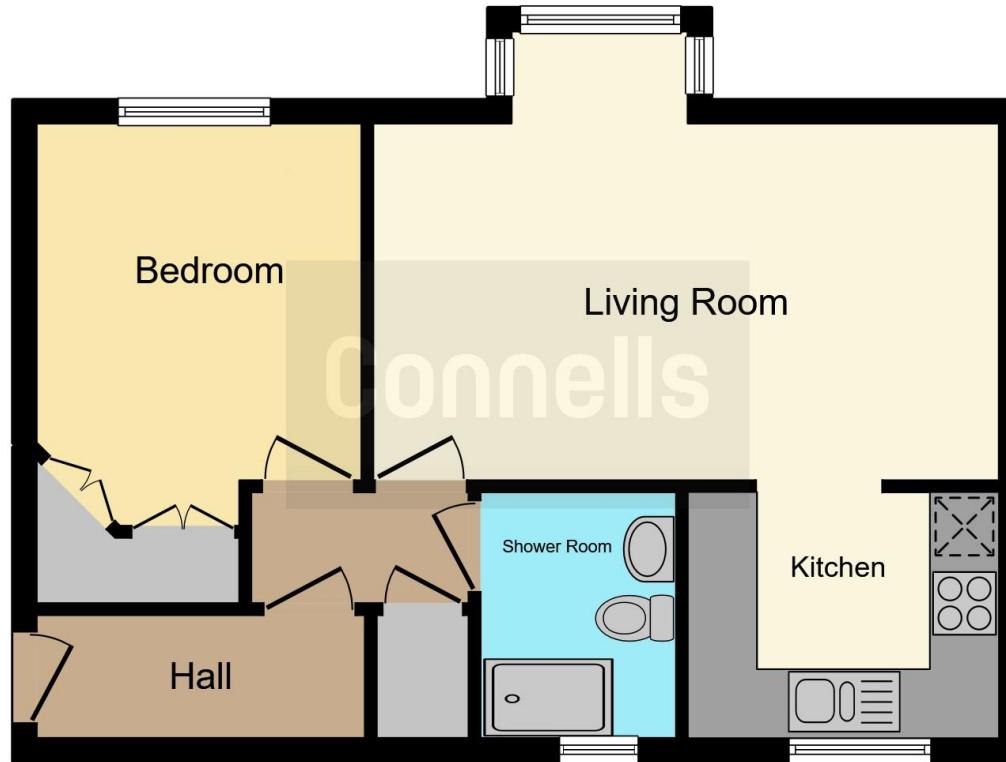
7' x 5' 5" ( 2.13m x 1.65m )

Modern Three-Piece Shower Room Includes a Shower, a Hand-Wash Basin with Storage, a Toilet, a Mirrored Storage Cabinet and a Heated Towel Rail for Added Comfort.









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: E  
 Council Tax  
 Band: B

Service Charge:  
 2969.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 1989. 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.

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