



Connells

Charles Arden Close
Southampton



Property Description

Connells are bringing to market this modern two-bedroom, second-floor apartment in the sought-after Charles Arden Close presents an excellent opportunity for buyers, particularly first-time homeowners. Conveniently located within walking distance of Southampton General Hospital, this well-presented property offers both comfort and practicality.

Upon entering, the hallway provides access to two built-in storage cupboards before leading into a spacious open-plan lounge and kitchen area, ideal for both relaxation and entertaining. The two generously sized bedrooms include a primary bedroom with an en-suite shower room featuring a toilet, heated towel rail, shower, and additional storage beneath the washbasin. The main bathroom is fitted with a contemporary three-piece suite, complete with a bathtub, shower attachment, and further storage space. Additional benefits of this home include gas central heating, double glazing throughout, ample storage, and an allocated parking space as well as visitor parking (on a first-come, first-served basis).

This apartment enjoys easy access to Southampton General and Princess Anne Hospitals, as well as frequent bus services to Southampton City Centre and Shirley shopping centre. Nearby recreational spaces include Southampton Sports Centre, The Common, and various local parks. Excellent transport links, including the Central train station and motorway access to the M3 and M27, further enhance the convenience of this fantastic property.

Hallway

Has 2x Storage Cupboards

Living Room/Kitchen

21' 3" x 12' 8" (6.48m x 3.86m)

Bedroom 1

11' 1" MAX x 8' 4" (3.38m MAX x 2.54m)

Ensuite

6' 8" x 4' 7" (2.03m x 1.40m)

Shower Room with Heated Towel Rail & Storage Under Hand-Wash Basin

Bedroom 2

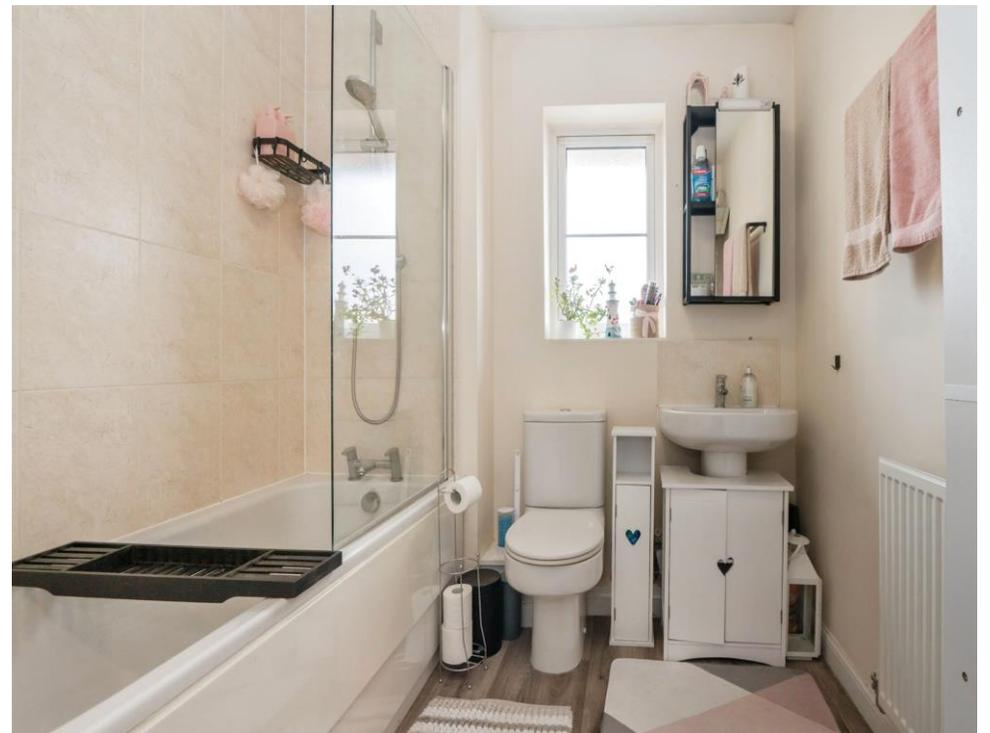
10' 4" x 10' 4" (3.15m x 3.15m)

Bathroom

7' x 6' 4" (2.13m x 1.93m)

Three-Piece Bathroom with Bath with Attached Shower, Toilet & Hand-Wash Basin









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

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: C Council Tax
 Band: A

Service Charge:
 1600.00

Ground Rent:
 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SSR312594

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Oct 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.



See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SSR312594 - 0003