



Connells

Dawtre Court Grosvenor Road
Southampton



Property Description

Connells are bringing to market an over 60s second floor retirement flat, offering a perfect combination of comfort and practicality. The spacious and light-filled lounge features large windows that allow natural light to pour in, creating a warm and welcoming atmosphere.

The modern kitchen is fully integrated, with neutral cabinetry and ample worktop space. The property benefits from one spacious double bedroom with three built-in storage units, including a desk-style unit ideal as a dressing table or small workspace. There is ample storage with room for additional furniture if needed. The three-piece bathroom includes a bath, toilet, and hand-wash basin with built-in storage. Additional benefits include electric heating, double glazing, residents parking, and access to well-maintained communal gardens.

Residents enjoy a range of communal facilities including a laundry room, residents' lounge, an on-site manager, lift access to all floors, and a secure telephone entry system, all designed to support comfortable retirement living.

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.

Hallway

Living Room

13' 2" x 17' 6" (4.01m x 5.33m)

Kitchen

7' 8" MAX x 6' 9" MAX (2.34m MAX x 2.06m MAX)

Fully Integrated

Bedroom

13' 1" x 10' 5" (3.99m x 3.17m)

Has Built-In Storage

Bathroom

5' 4" x 6' 6" (1.63m x 1.98m)

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

Residents Communal Garden

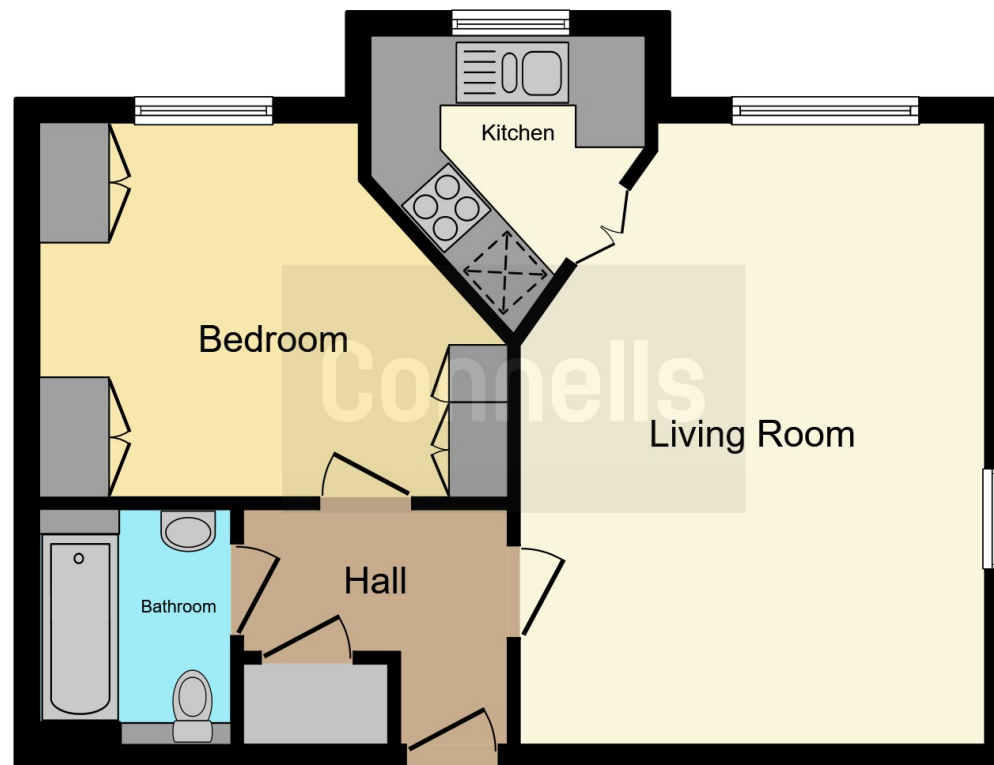
Residents Laundry Room

Residents Lounge









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: B

Service Charge:
 2600.00

Ground Rent:
 200.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SSR312216

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 1991. 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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