



Connells

Grove Road
Southampton



Property Description

This well-presented two-bedroom first floor flat is located within a small purpose-built development on Grove Road, SO15 3GG, conveniently positioned within walking distance of Shirley Road and with good access to Southampton City Centre and the mainline train station.

The accommodation is bright and well laid out, comprising an entrance hall, a spacious lounge/diner, and a separate fitted kitchen with white goods. There are two double bedrooms and a bathroom suite.

Additional features include gas central heating via radiators, double glazing, off-road parking, and access to a communal garden area.

The property offers comfortable living in a convenient location with easy access to a range of local amenities and transport links.

Entrance Hall

Provides access to all principal rooms, offering a practical and welcoming entry point into the apartment with space for coats and shoes.

Kitchen

9' 10" x 6' 7" (3.00m x 2.01m)

Separate fitted kitchen featuring a range of units and worktop space, complete with white goods. Designed for practicality with space for essential appliances.

Lounge

16' 5" x 8' 10" (5.00m x 2.69m)

A well-proportioned living space with ample room for both seating and dining furniture. Light and airy, making it ideal for relaxing or entertaining.

Bedroom One

9' 9" x 9' 6" (2.97m x 2.90m)

A spacious double bedroom offering plenty of room for a bed, wardrobes and additional furniture.

Bedroom Two

9' 10" x 8' 2" (3.00m x 2.49m)

A spacious bedroom offering plenty of room for a bed, wardrobes and additional furniture.

Bathroom

Fitted with a modern suite, comprising bath with shower, wash hand basin and WC

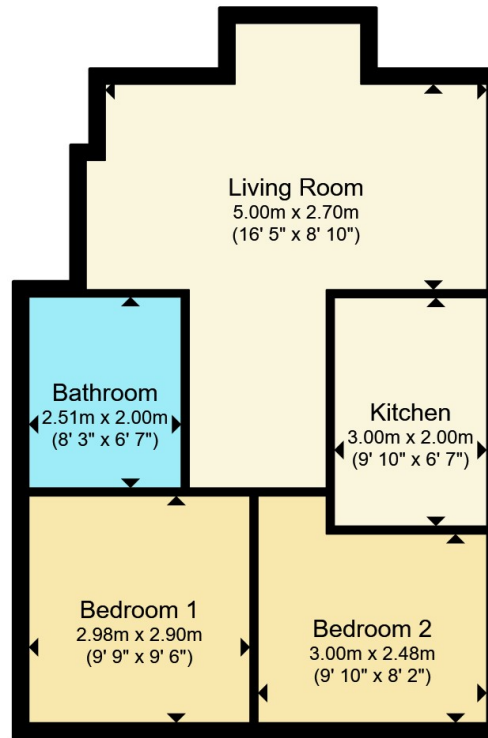
External

The property benefits from off-road parking and access to a communal garden area, providing useful outdoor space for residents.









Total floor area 49.3 m² (530 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

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:
 1703.00

Ground Rent:
 75.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SSR312927

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1993. 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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