



**Connells**

Colby Street  
Southampton



### Property Description

Connells are delighted to present the opportunity to purchase this two-bedroom ground floor apartment on the popular Colby Street, conveniently located within walking distance of Southampton General Hospital. This property would make an ideal first-time purchase or investment opportunity.

The accommodation begins with an entrance hall with additional storage, leading through to a well-proportioned living space with an open plan layout incorporating the kitchen area. There are two bedrooms and a bathroom fitted with a three-piece suite.

Further benefits include gas central heating, double glazing, an allocated parking space, and visitor parking. This property offers convenient and low-maintenance living, and a viewing is recommended to appreciate the accommodation on offer.

Local amenities include access to Southampton General and Princess Anne Hospitals, as well as bus services to Southampton City Centre and Shirley shopping centre. Nearby are recreational parks, Southampton Sports Centre, The Common, along with access to Central train station and the M3/M27 motorway links.

14' 7" x 10' 4" ( 4.45m x 3.15m )

### Bedroom Two

10' 6" x 7' 7" ( 3.20m x 2.31m )

### Bathroom



### Hallway

### Living Room

15' 8" x 11' 4" ( 4.78m x 3.45m )

### Kitchen

10' 6" x 7' 5" ( 3.20m x 2.26m )

### Bedroom One









Total floor area 61.6 m<sup>2</sup> (663 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](http://www.propertybox.io)



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:  
 Awaited

Council Tax  
 Band: A

Service Charge:  
 2021.00

Ground Rent:  
 200.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SSR312943](http://connells.co.uk/Property/SSR312943)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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