



**Connells**

Dawtrey Court Grosvenor Road  
Southampton



## Property Description

Connells are bringing to market an over 60s ground floor retirement flat. It offers a wonderful blend of comfort and practicality and features a spacious and light-filled lounge, south-facing, where large windows allow natural light to pour in, creating a bright and welcoming atmosphere. From here, you can step directly onto a patio area that leads to the well-maintained communal garden, providing the perfect space to relax outdoors.

The kitchen is designed with neutral cabinetry and worktop space, and room for freestanding appliances. The two generously sized bedrooms easily accommodate double beds and benefit from built-in wardrobes, offering excellent storage solutions. The three-piece bathroom is arranged with a shower, a toilet, a hand-wash basin with storage for added convenience. Further benefits are a built-in airing cupboard with storage in the hallway, double glazing, off-street parking, communal facilities, electric heating for year-round comfort.

Situated in a sought-after area of Southampton, the property is just a short distance from Southampton Common, Portswood High Street and Shopping Centre, and medical facilities. There are excellent transport links providing easy access to the City Centre and beyond. This lovely home offers the perfect combination of peaceful living and convenience, making it a fantastic opportunity for those looking to settle into retirement in a well-connected and comfortable setting.

## Hallway

Has Storage Available

## Living Room

10' 4" MAX x 21' 2" MAX ( 3.15m MAX x 6.45m MAX )

Has Direct Access to Patio Seating & Communal Garden

## Kitchen

7' 9" MAX x 6' MAX ( 2.36m MAX x 1.83m MAX )

## Bedroom 1

14' 9" MAX x 8' 9" ( 4.50m MAX x 2.67m )

Has Built-In Storage

## Bedroom 2

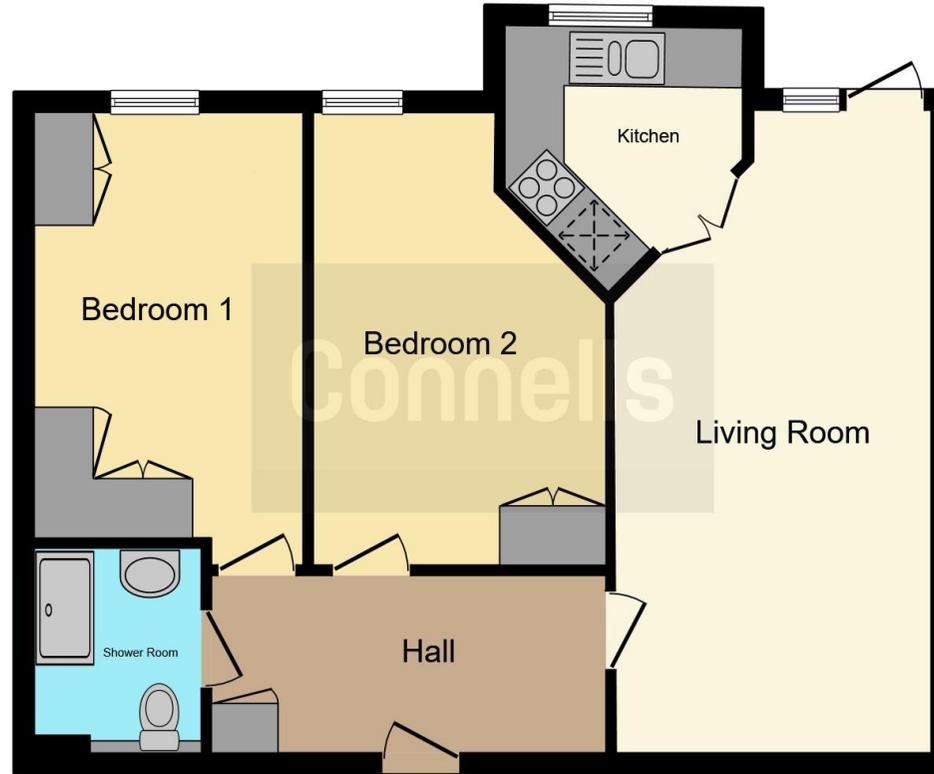
14' 9" MAX x 9' 7" MAX ( 4.50m MAX x 2.92m MAX )

Has Built-In Storage









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

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409 Shirley Road Shirley  
 SOUTHAMPTON SO15 3JD

EPC Rating: C Council Tax  
 Band: C

Service Charge:  
 3755.00

Ground Rent:  
 479.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SSR311692](http://connells.co.uk/Property/SSR311692)**

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.

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Property Ref: SSR311692 - 0010