



**Connells**

Firgrove Court Grove Road  
Southampton



## Property Description

Situated within Firgrove Court, a well maintained over-55s apartment block on Grove Road, this first-floor apartment offers comfortable, low-maintenance living in a secure and friendly setting. Conveniently located within the SO15 area, the development is well placed for local amenities, services and transport links.

The building benefits from a secure entrance with intercom system and key safe, along with residents' secure parking. The apartment is accessed via a communal hallway and opens into a central entrance hall with multiple built-in cupboards, providing excellent storage for coats and household items.

The living room is positioned to the rear of the property and is a bright, well proportioned space with a pleasant outlook and access nearby to a shared balcony area on the landing, ideal for enjoying some fresh air. The kitchen is located off the hallway and features fitted units and space for appliances. The bedroom is a comfortable double with built-in wardrobes, while the bathroom is fitted with a white suite.

Outside, residents benefit from well kept communal gardens, including a small private shed/storage cupboard allocated to the property. A significant advantage is the option to extend the lease by a further 90 years, already agreed with the freeholder (contact

Connells for details), combined with low annual maintenance charges, which have been approximately £450 per annum, including ground rent.

## Entrance Hallway

A central hallway providing access to all principal rooms, with a built-in storage cupboards ideal for household items and coats.

## Living Room

13' 5" x 10' 6" ( 4.09m x 3.20m )

A spacious and light-filled room positioned to the rear of the apartment, offering ample space for seating and dining. A large window provides plenty of natural light.

## Kitchen

9' 9" x 7' 3" ( 2.97m x 2.21m )

Located off the entrance hall, the kitchen is fitted with a range of wall and base units, worktop surfaces, sink and drainer, and space for appliances. The layout is practical and easy to use.

## Bedroom

10' 11" x 10' 6" ( 3.33m x 3.20m )

A well proportioned double bedroom featuring built-in wardrobes, with additional space for a bedside tables and further bedroom furniture if desired.

## Bathroom

Fitted with a white suite comprising a bath with shower over, pedestal wash basin and WC, with tiled splashback areas and good floor space.

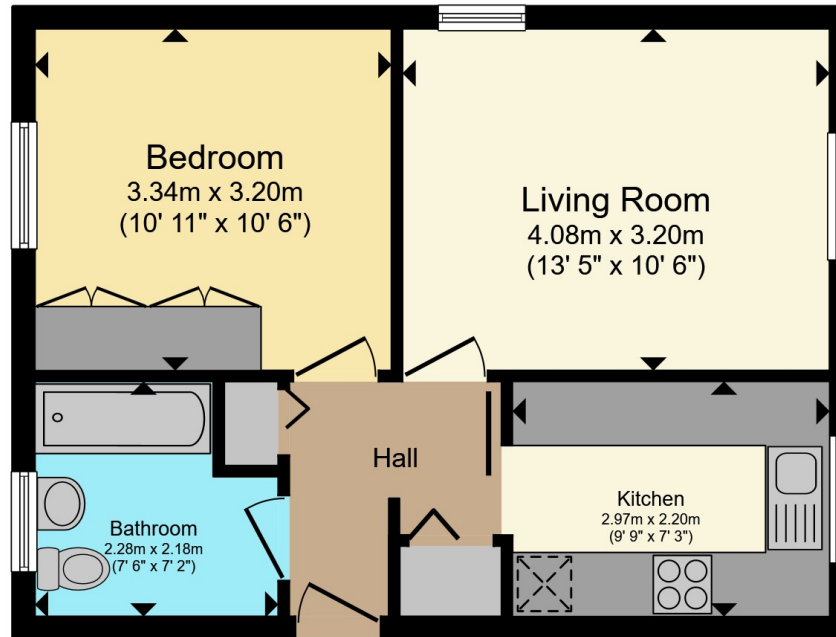
## Outside

The development is set within well maintained communal gardens, featuring neatly kept lawns, landscaped planting and seating areas for residents to enjoy throughout the year. In addition, there is a small shared balcony area, a private shed/storage cupboard allocated within the gardens, and the benefit of secure residents' parking.









### First Floor

Total floor area 40.9 m<sup>2</sup> (440 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 01794 830 833**  
**E [romsey@connells.co.uk](mailto:romsey@connells.co.uk)**

13a The Hundred  
 ROMSEY SO51 8GD

EPC Rating:  
 Awaiting

Council Tax  
 Band: A

Service Charge: 340.02  
 Ground Rent: 110.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SSR312867](http://connells.co.uk/Property/SSR312867)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Dec 1987. 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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SSR312867 - 0005