



**Connells**

Roberts Road  
Southampton





### Property Description

Connells are bringing to market this excellent investment opportunity in the ever-popular area of Shirley. This well-proportioned, two bedroom ground floor apartment is being sold with tenants in situ, making it the perfect choice for any investor looking to expand their portfolio with immediate rental income.

The apartment comprises a spacious open-plan living and dining area with a modern fitted kitchen-ideal for low-maintenance living-alongside two generous double bedrooms and a three-piece bathroom. Additional benefits include built-in hallway storage, gas central heating, double glazing, communal parking, and access to a communal garden.

Positioned in one of Southampton's most desirable and well-connected locations, this property offers convenient access to the City Centre, West Quay Shopping Centre, Southampton Central railway station, and major road links via the M3 and M27. Southampton Airport is also within easy reach, as are both universities and a selection of primary and secondary schools-ensuring strong ongoing tenant demand.

Investors are encouraged to arrange a viewing to appreciate the full potential this property has to offer.

## Hallway

Has Storage Cupboard

## Bedroom 1

11' 7" MAX x 12' 1" ( 3.53m MAX x 3.68m )

## Bedroom 2

7' 5" x 8' 7" ( 2.26m x 2.62m )

## Kitchen/Living Room

13' 1" MAX x 25' MAX ( 3.99m MAX x 7.62m MAX )

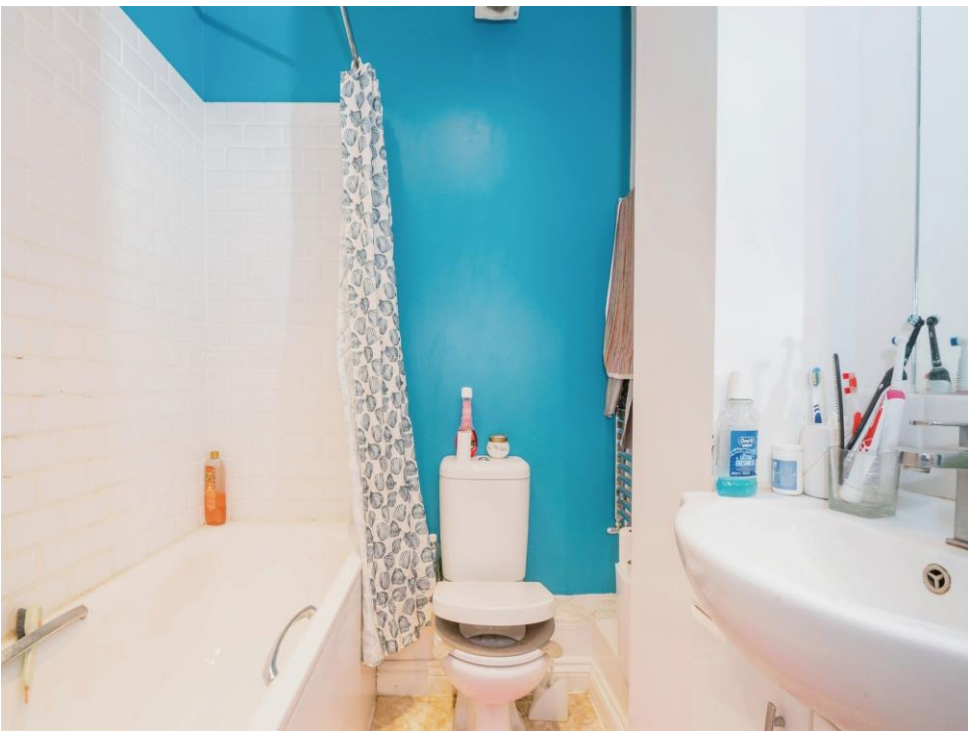
## Bathroom

5' 6" x 4' 5" ( 1.68m x 1.35m )

Three-Piece Bathroom with a Hand-Washing Basin, Toilet, and Bath with Attached Shower.













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:  
1563.00

Ground Rent:  
200.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SSR312326](https://www.connells.co.uk/Property/SSR312326)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 2005. 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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