



Connells

Brunel Road
SOUTHAMPTON



Property Description

This well-presented one bedroom flat enjoys a quiet position in a popular and convenient location. The property benefits from a recently replaced kitchen and bathroom, making it an ideal first-time purchase, investment, or downsize opportunity. Accommodation comprises an entrance hall, spacious sitting/dining room, modern fitted kitchen with integrated oven and gas hob, generous double bedroom with built-in wardrobe, and a contemporary bathroom with shower over bath. Further benefits include gas central heating, double glazing, communal gardens to the rear, private loft access and an allocated parking space. Early viewing is recommended.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

Allocated Parking Space

Entrance Hall

Living Room

15' 3" x 10' 6" (4.65m x 3.20m)

Kitchen

9' 10" x 5' 10" (3.00m x 1.78m)

Bedroom

13' x 9' 5" (3.96m x 2.87m)

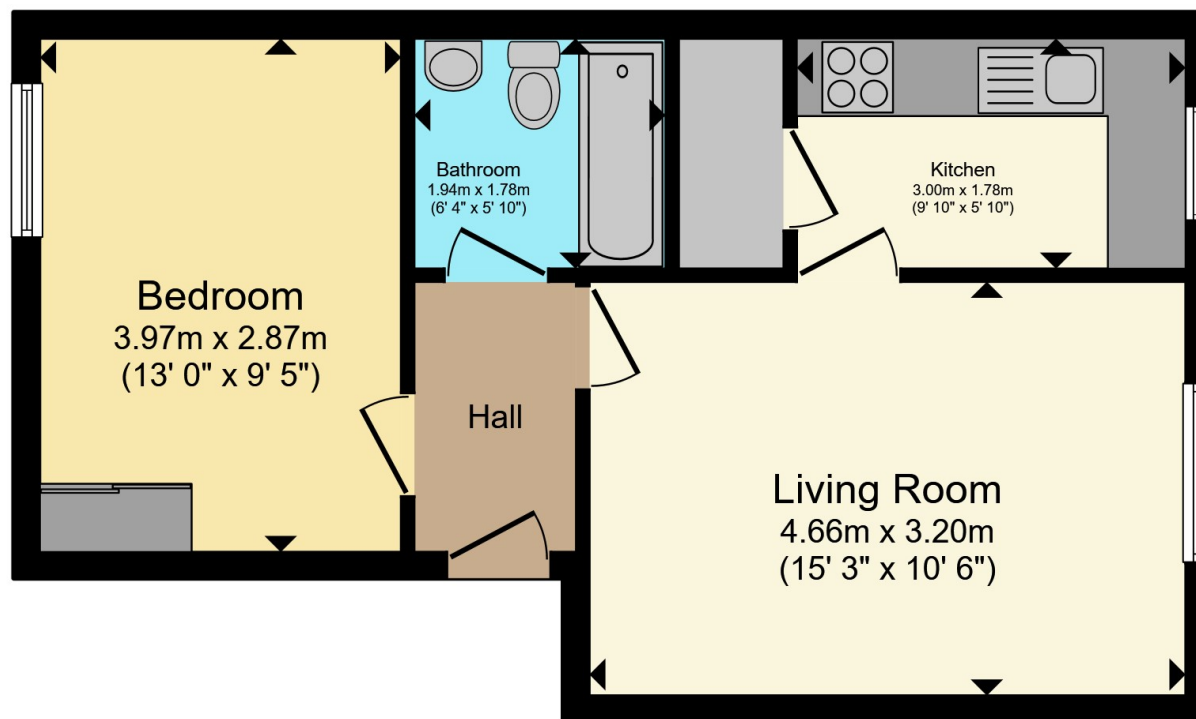
Bathroom

13' x 9' 5" (3.96m x 2.87m)









Total floor area 40.2 m² (433 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

Connells

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: A

Service Charge:
 1600.00

Ground Rent:
 140.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SSR313145

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



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