



Connells

Howard Road
Southampton



Property Description

Connells are delighted to bring to market this one-bedroom flat, located on the first-floor in the sought-after Shirley area. It offers comfortable and convenient, boasting a spacious lounge with a large bay window, allowing natural light to flood the room. You can step out onto the private balcony, perfect for enjoying your morning coffee, or unwinding for the evening.

It also features a modern fitted kitchen, equipped with ample storage and workspace, ideal for both casual meals, and entertaining guests. The three-piece bathroom includes an attached shower, providing practicality and style. Additional benefits of this property are double glazing throughout, ensuring energy efficiency, and electric heating for your comfort. An allocated parking space adds to the ease.

Situated in close proximity to Shirley High Street, you will have easy access to a diverse range of shops including retail, recreational, beauty and grocery options. Families will appreciate the nearby primary school, while commuters will find easy transport links, as well as Southampton Central Station just a short distance away. For those who enjoy outdoor activities, the expansive Southampton Common is also within easy reach.

Hallway

Living Room

14' 2" x 12' 4" (4.32m x 3.76m)

Kitchen

10' 9" x 6' 5" (3.28m x 1.96m)

Bathroom

6' 9" x 5' 9" (2.06m x 1.75m)

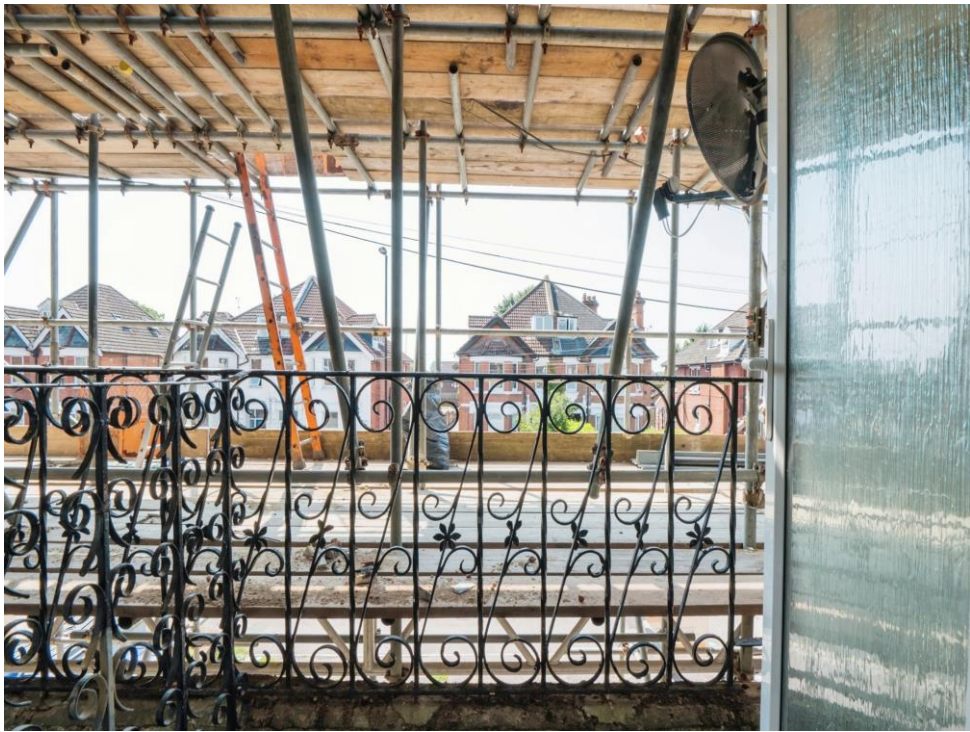
Bedroom

12' 8" x 9' 7" (3.86m x 2.92m)

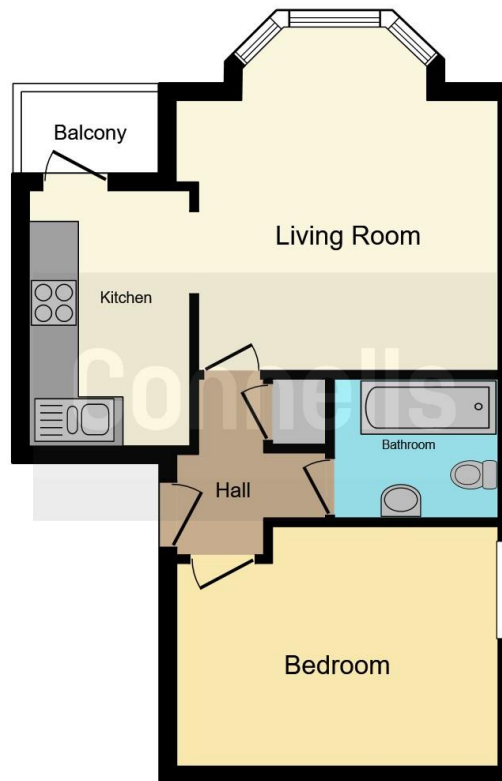
Balcony

5' 9" x 3' 4" (1.75m x 1.02m)









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

To view this property please contact Connells on

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409 Shirley Road Shirley
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EPC Rating: D

Tenure: Leasehold

view this property online connells.co.uk/Property/SSR310666

This is a Leasehold property with details as follows; Term of Lease 99 years from 19 May 1989. 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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