



Connells

Shirley Park Road
SOUTHAMPTON



Property Description

Situated in the highly sought after location of Shirley, Connells are delighted to bring to the market this cosy two bedroom ground floor flat, that boasts two generous bedrooms one with built-in storage, a living room/kitchen providing ample space for both relaxation and entertaining making it perfect for couples who are buying for their first time, and a three-piece bathroom including a hand washing basin, toilet, and a bathtub with an attached shower. The property also benefits from double-glazed windows and gas central heating allowing you to be cosy and comfy all year round!

Residents can also enjoy direct access to a communal garden and communal parking. This property has a prime central location, it is close to Shirley High Street meaning it has all your grocery, retail, and amenity needs within a short walk. Southampton Central Train Station, the town centre as well as access to the M27 Motorway are in close proximity as well as Southampton General Hospital, making this flat a fantastic opportunity for those seeking convenience and charm in the heart of Southampton. No Forward Chain and Shared Freehold.



Kitchen/Living Room

15' 6" x 14' 5" (4.72m x 4.39m)

Bedroom 2

10' 3" x 5' 9" (3.12m x 1.75m)

Bedroom 1

11' 5" x 11' 4" (3.48m x 3.45m)

Built-In Storage

Bathroom

7' 1" x 4' 3" (2.16m x 1.30m)

Hand-Washing Basin, Toilet & Bath with Attached Shower









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: C

Tenure: Leasehold

view this property online connells.co.uk/Property/SSR311562

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1988. 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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