



**Connells**

Park Road  
Southampton



### Property Description

Connells are bringing to market this modern two-bedroom first-floor flat, perfect for first-time buyers and buyers. This inviting property combines the best of both worlds: a spacious open-plan living layout with a cosy ambiance, a communal garden and perfectly situated in a thriving community with shops, amenities, and primary schools on your doorstep, this spacious yet cosy flat offers comfort and convenience.

The living room and kitchen are open-plan creating a spacious area, perfect for entertaining or keeping an eye while cooking the family meal! With integrated appliances within the kitchen, you can maintain a clutter-free home! The living room is spacious, there even being space for a dining table or additional furniture! This property having the space it does, means you have complete versatility to do whatever you're wanting! The master bedroom has ample space for a double bed and a wardrobe, it also has neutral and soothing decor ready for a personal touch. The second bedroom has a well-proportioned versatile space, with some built-in storage, makes this perfect for a child's room, guest room or even an office. The modern three-piece bathroom includes a toilet, hand-washing basin, a bath with a shower over it, and a heated towel rack, offering both convenience and comfort. Double-glazed windows throughout ensure energy efficiency and a peaceful living environment, and electric heating. Perfect all year round!



Contact us for a viewing today!

## Kitchen/Living Room

10' 8" x 19' 5" ( 3.25m x 5.92m )

## Hallway

## Storage Cupboard

## Bedroom 1

6' 6" x 12' 7" ( 1.98m x 3.84m )

## Bedroom 2

7' 2" x 9' 6" ( 2.18m x 2.90m )

Has Built-In Storage

## Bathroom

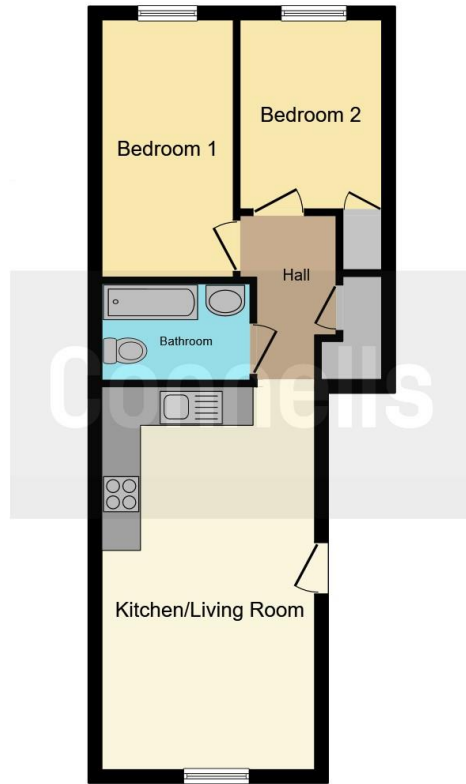
7' 7" x 4' 9" ( 2.31m x 1.45m )

Modern Three-Piece with Bath and Attached Shower and Heated Towel Rack









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](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: C**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SSR309902](http://connells.co.uk/Property/SSR309902)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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