



**Connells**

Linford Crescent  
SOUTHAMPTON





## Property Description

Connells are excited to present this beautiful two-bedroom upper floor flat in Alder Moor. With communal parking, a private enclosed balcony, a spacious living area, a utility room, and a well-equipped kitchen, and in such a convenient location, this property is perfect as a first time purchase, or for a family!

Comprised of two well-sized bedrooms, one with double storage available. The living room is spacious with beautiful decor and access to the balcony, with a utility room adjacent for additional convenience and storage! The kitchen is well-sized with ample cupboard storage space, with room for dishwashers and washers, adding to the property's overall convenience. As well as their being extra cupboards in the hallways for more storage if needed!

The property is located in an extremely convenient and sought after location. Local shops are available in Shirley and more comprehensive facilities are available in the City Centre which include West Quay. Southampton Common offers walks in over 300 acres of parkland and further recreational facilities may be found at the Sports Centre. There are easy access routes to the M3 and M27 and Southampton International airport is off junction 5 of the M27. The Southampton General Hospital is within a short walk away from the property.

## Hallway

Has 2 Storage Cupboards

## Storage Cupboard

In Hallway

## Bedroom 2

10' 4" x 11' 9" ( 3.15m x 3.58m )

## Storage Cupboard

In Hallway

## Bedroom 1

9' 6" x 11' 9" ( 2.90m x 3.58m )

2 Built-In Wardrobes

## Living Room

18' 4" x 11' 9" ( 5.59m x 3.58m )

Access to Balcony

## Balcony

## Utility Room

## Kitchen

10' 8" x 7' 4" ( 3.25m x 2.24m )

Bosch Boiler

## Bathroom

7' 3" x 6' ( 2.21m x 1.83m )

Three Piece Bathroom with Hand-Washing basin, Toilet, and 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](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: Awaited**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SSR310518](http://connells.co.uk/Property/SSR310518)**

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.

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Property Ref: SSR310518 - 0002

