



Connells

King Edward Avenue
Southampton



Property Description

Situated a short walk from Shirley High Street, Connells are delighted to welcome to the market this modern one bedroom first floor maisonette apartment. Upon entering the property, you'll find a handy storage cupboard and will have the use of a spacious living area with a stunning bay window. The living area could also easily fit a dining table if you wanted, perfect for hosting and entertaining. The kitchen is modern with gorgeous white cabinetry and a mix of integrated and freestanding appliances, and the bedroom is large in size with ample room for storage to help maintain that clean and clutter-free look. The bathroom is three-piece with a hand-wash basin, toilet, and a bath with attached shower. Additional benefits are electric heating, double glazing, driveway parking to the front, no chain, and a private garden to the rear. A viewing is highly recommended!

Just a 10-minute walk from Shirley high street which offers a wide range of shops, restaurants with take away and eat in options as well as supermarkets. The location of this property in Regents Park is convenient for access to the motorway with the M271 leading to the M27 just a 10-minute drive away, making this property perfect for commuters. Westquay shopping centre is located 2.5 miles away with a wide array of shops, cafes, restaurants, and entertainment. Southampton Common is another 10-minute drive from the property, offering large open green areas.



Hallway

Stairs Leading To First Floor

First Floor Landing

Has Storage Cupboard

Bathroom

6' 2" x 6' (1.88m x 1.83m)

Three-Piece with a Hand-Wash Basin, Toilet and a Bath with Attached Shower.

Living Room

12' 5" x 13' 5" MAX (3.78m x 4.09m MAX)

Large with a Beautiful Bay Window and Space for Dining Table Also

Kitchen

7' 7" x 9' 1" (2.31m x 2.77m)

Has Gorgeous White Cabinetry with Mix of Integrated & Freestanding Appliances

Bedroom

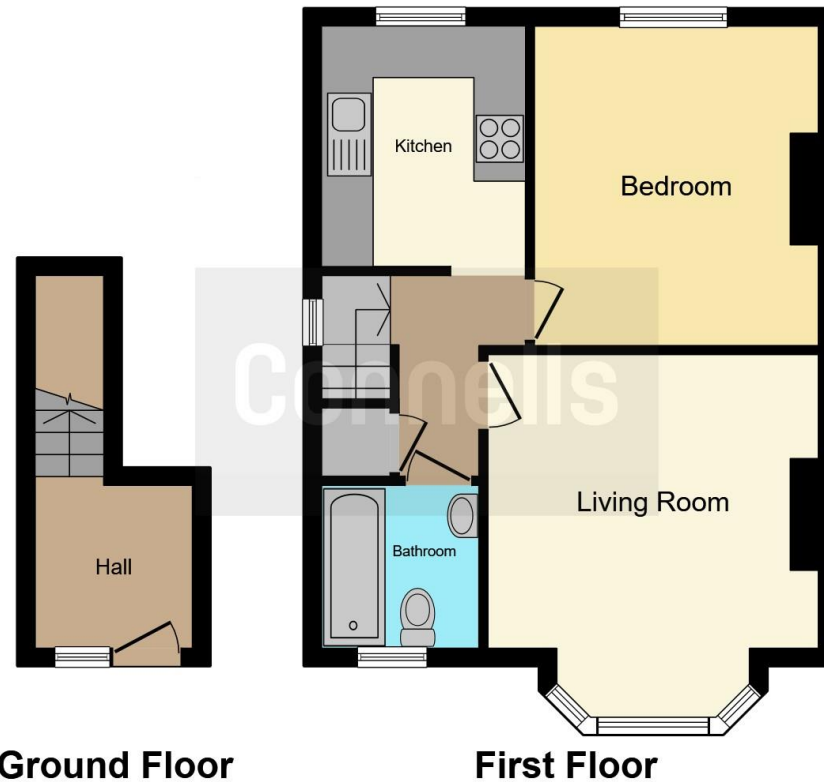
10' 8" x 12' 2" (3.25m x 3.71m)

Large Double









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/SSR311915

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1986. 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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