



Connells

Brunel Road
Southampton



Property Description

Connells are delighted to bring to market this two-bedroom top-floor flat in a quiet cul-de-sac in Old Redbridge. This property would be the perfect first time buy as it is comprised of storage available in the hall and a spacious living room with enough room for a dining table and access into the fitted kitchen with freestanding appliance space. Both the bedrooms are well-sized with additional space for any storage needed and the bathroom is perfect for a clutter-free environment as it is home to shelves and cabinets for extra storage. It is also home to a toilet, handwash basin with storage, a mirrored cabinet and a bath with attached shower, maintaining a clean modern bathroom perfect for all. This layout makes this property perfect for entertaining and hosting guests. The kitchen is comprised of ample cupboard space and a fitted electric oven and hobs. The three-piece bathroom boasts a toilet, a pedestal wash-hand basin with storage, and a bath with attached shower. The property also boasts double glazed windows throughout property, allocated parking, electric heating, access to a communal garden and a secure entry system.

Redbridge is conveniently located close to the city centre which can be accessed in just 5 minutes by car. Within the city centre there are a wide range of shops and supermarkets and an abundance of bars and restaurants. West Quay and Watermark West Quay are highly popular. Other leisure facilities such as gyms and swimming pools can also be found

Hallway

Has Storage Available

Living Room

15' x 10' 2" (4.57m x 3.10m)

Kitchen

8' 6" x 6' 1" (2.59m x 1.85m)

Bedroom 1

10' 3" x 8' 8" (3.12m x 2.64m)

Bedroom 2

10' 6" x 5' 9" (3.20m x 1.75m)

Bathroom

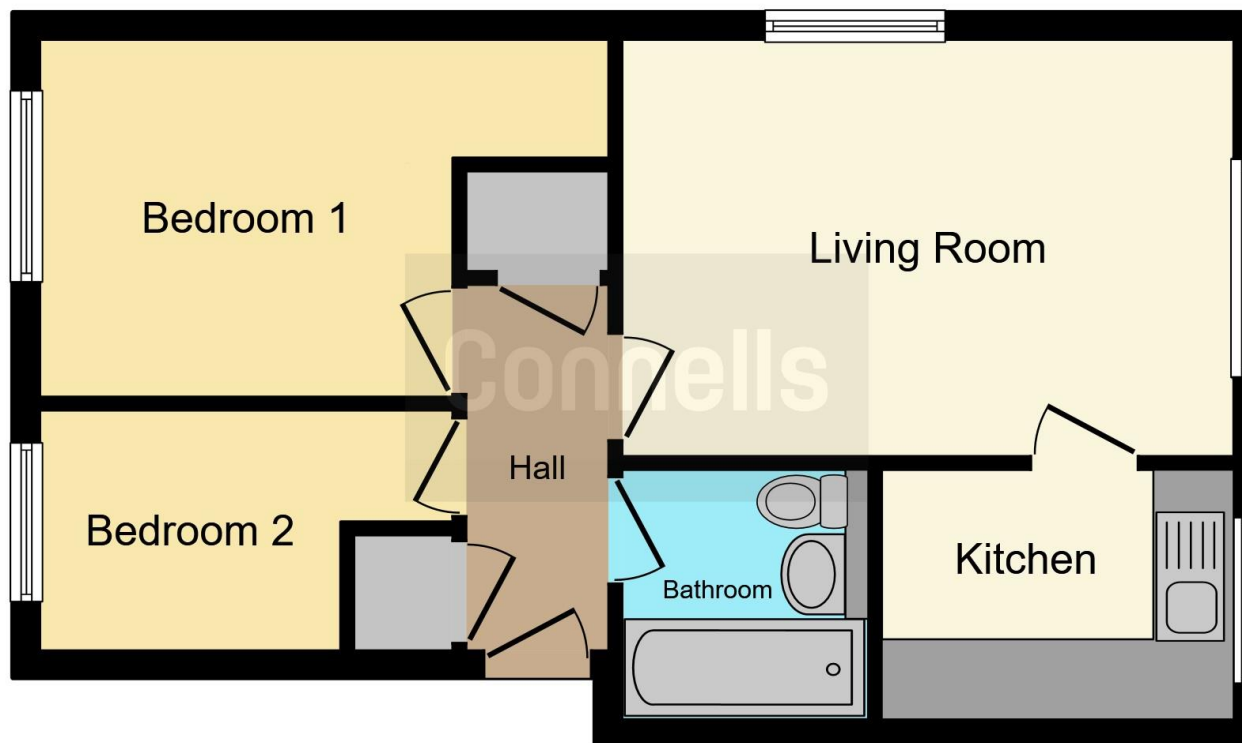
6' 1" x 6' 1" (1.85m x 1.85m)

Toilet, Handwash Basin with Storage, a Mirrored Cabinet and a Bath with Attached Shower, Maintaining a Clean Modern Bathroom Perfect for All.









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
 SOUTHAMPTON SO15 3JD

EPC Rating: D Council Tax
 Band: A

Service Charge:
 1800.00

Ground Rent:
 200.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SSR311597

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 1987. 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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