



Connells

Basing House Shirley Road
Southampton



Property Description

Connells are delighted to present this well-presented first-floor apartment that's ideal for first-time buyers or investors. The hallway benefits from two generous storage cupboards, while the spacious bedroom provides ample room for freestanding storage, allowing for a clean and clutter-free living space. The sleek kitchen features ample neutral cabinetry and counter space, an integrated oven, room for freestanding appliances and is spacious enough for a dining area if desired. With the living room and kitchen adjacent to each other, this layout is ideal for entertaining guests. The living room is bright and airy and has enough space for a small study or office desk, with large windows letting in plenty of natural light and the bathroom is a three-piece. Additional benefits include electric heating, double glazing throughout, allocated parking, and no forward chain.

Situated in the heart of Shirley, the property is within easy reach of a variety of shops, supermarkets, pubs, cafes, and essential services, with Shirley High Street just a short distance away. Southampton City Centre is also easily accessible, offering excellent shopping, dining, and entertainment options on the High Street and within West Quay. The area is well-served by regular bus services, ensuring easy access to surrounding locations, while on-road parking is available. Commuters will appreciate the ample road access to both the M3 and M27, making travel to and from the property straightforward.

Hallway

Has Two Storage Cupboards

Bedroom

9' 8" x 9' 3" (2.95m x 2.82m)

Bathroom

7' 7" x 5' 3" (2.31m x 1.60m)

Three-Piece Bathroom with a Wash-Hand Basin and Toilet Both with Storage and a Bath with Attached Shower

Living Room

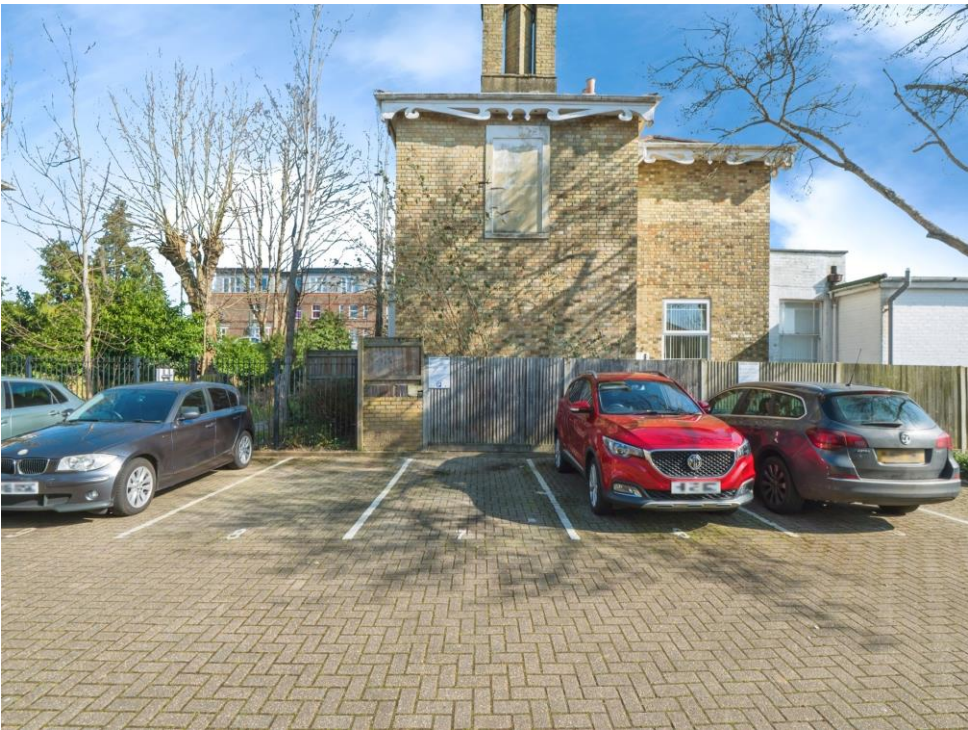
15' 1" x 9' 6" (4.60m x 2.90m)

Kitchen

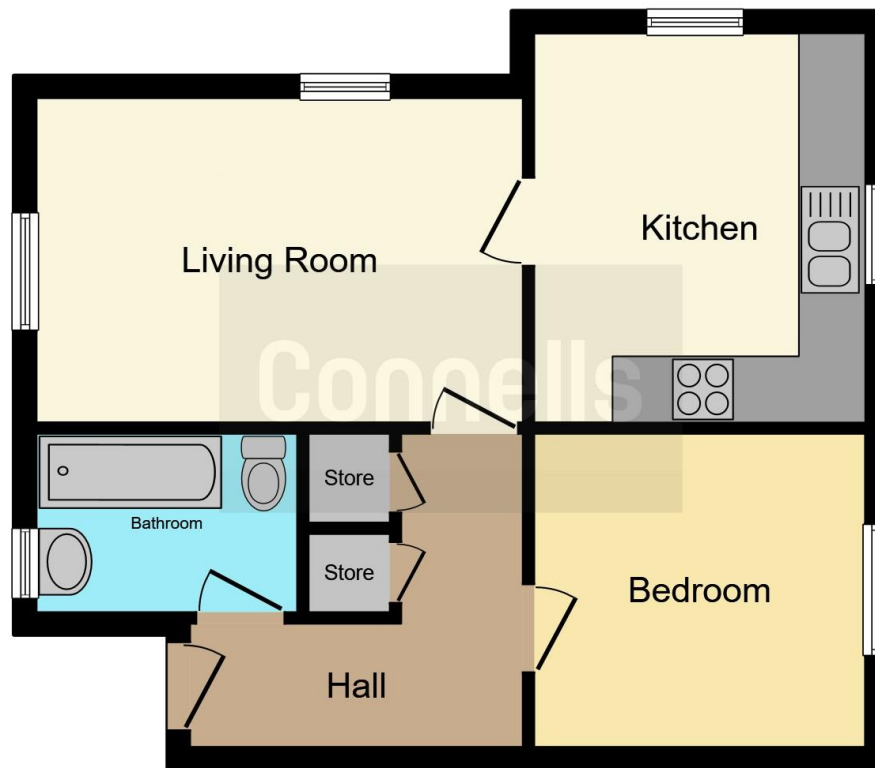
11' 2" x 9' 6" (3.40m x 2.90m)

Integrated Oven & Spacious Enough for Dining Area









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/SSR311903

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1992. 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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