



Connells

Southbrook Rise Millbrook Road East
Southampton

Southbrook Rise Millbrook Road East Southampton SO15 1BX

for sale offers in excess of
£170,000



Property Description

Connells are bringing to market this two-bedroom ground-floor apartment, ideally positioned less than a five-minute walk from Southampton Central Train Station. It is also within easy reach of Southampton City Centre with a wide array of amenities and shopping as well as universities, a variety of recreational facilities and open green areas. With its unbeatable proximity to the city's key transport and amenities, this apartment presents a fantastic opportunity for first-time buyers, investors, remote workers, or professionals seeking a well-connected lifestyle.

Upon entering, you are welcomed by a practical storage area in the hallway. The spacious double bedroom boasts large, double-glazed windows that flood the room with natural light, creating a bright and airy feel. The second bedroom, a cozy single, is perfect for a small family or it can serve as an ideal home office or study space for remote workers. The open-plan living area and kitchen create a generous space, perfect for hosting and entertaining. The kitchen is well-equipped with an integrated oven, ample storage, and sleek, neutral cabinetry and countertops that add a modern touch. The contemporary three-piece bathroom features a toilet, a hand-wash basin with storage, and a bath with an attached shower. Additional benefits include electric heating, double glazing, and a communal garden. There is allocated parking, a secure entry phone system, and a covered bike store monitored by CCTV.

Hallway

Has Storage Available

Kitchen/Living Room

19' 8" MAX x 12' 1" MAX (5.99m MAX x 3.68m MAX)

Open-Plan with Modern Kitchen

Bedroom 1

14' 7" MAX x 8' 6" MAX (4.45m MAX x 2.59m MAX)

Double Bedroom

Bedroom 2

14' 7" MAX x 7' 1" MAX (4.45m MAX x 2.16m MAX)

Single Bedroom

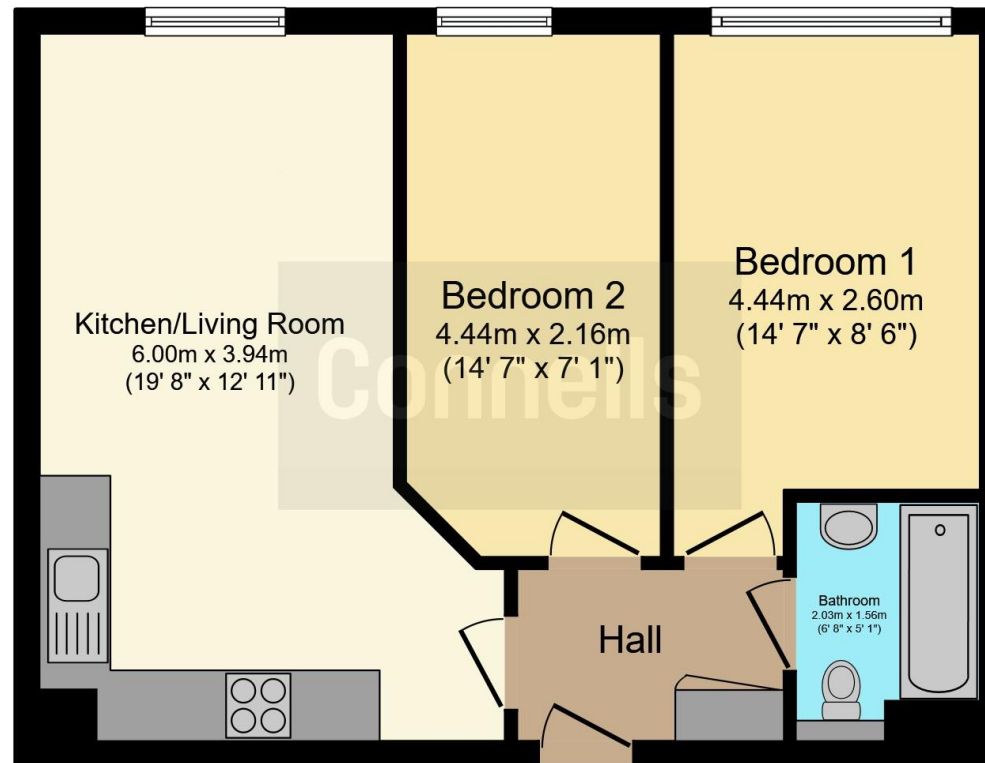
Bathroom

6' 8" x 5' 1" (2.03m x 1.55m)

Modern Three-Piece with Toilet, Hand-Wash Basin with Storage & 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

To view this property please contact Connells on

T 02380 789 351
E shirley@connells.co.uk

409 Shirley Road Shirley
 SOUTHAMPTON SO15 3JD

EPC Rating: D

Tenure: Leasehold

view this property online connells.co.uk/Property/SSR312056

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2015. 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.



See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SSR312056 - 0010