



Connells

Regents Park Road
SOUTHAMPTON



Property Description

Located in the highly sought-after area of Regents Park, this charming two-bedroom ground-floor flat is a fantastic opportunity for first-time buyers. Connells are pleased to present this well-designed home, featuring built-in storage in the hallway and two generously sized bedrooms, one of which includes a built-in wardrobe to help maintain a tidy and organized space.

The spacious living room is enhanced by expansive double-glazed windows, allowing natural light to flood in and create a bright, airy atmosphere. The open-plan layout seamlessly connects to a modern kitchen, complete with integrated appliances and sleek, neutral cabinetry that offers ample storage. This setup is ideal for both relaxation and entertaining.

The property also includes a stylish three-piece bathroom, featuring a hand basin, heated towel rail, toilet, and a bathtub with an attached shower. Double-glazed windows and electric heating ensure year-round comfort, while residents can enjoy access to outdoor green spaces, perfect for unwinding during the warmer months.

Situated in a prime central location, this flat is just a short walk from Shirley High Street, providing easy access to grocery stores, retail shops, and essential amenities. Southampton Central Train Station, the town centre, and the M27 motorway are all within close proximity, as well as Southampton General Hospital. Offering both convenience and charm, this property is a fantastic find in the heart of Southampton. No Chain.

Hallway

Has Storage

Living Room

16' 1" x 15' 8" (4.90m x 4.78m)

Is Very Spacious, Has Large Windows and is Open-Plan with Kitchen

Kitchen

7' x 8' 3" (2.13m x 2.51m)

Modern Fitted Kitchen with Integrated Appliances & Neutral Cabinets

Bathroom

6' 7" x 5' 5" (2.01m x 1.65m)

Three-Piece with Heated Towel Rail & Bath with Attached Shower

Bedroom 1

10' 6" x 10' 1" (3.20m x 3.07m)

Has Built-In Wardrobe

Bedroom 2

9' 9" x 8' 1" (2.97m x 2.46m)









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/SSR312025

This is a Leasehold property with details as follows; Term of Lease 124 years from 01 Jan 2007. 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: SSR312025 - 0005