



Connells

Lincoln Court
Southampton



Property Description

Connells are bringing to market this perfect first purchase opportunity! It is a two bedroom maisonette property in the highly sought-after Upper Shirley. It is comprised of a very large living room with a size of over 15ft, perfect for hosting and entertaining, with plenty of space for everyone! The kitchen is fitted, and very spacious, with ample cupboard space and an additional storage cupboard. The main bedroom is well-sized with built-in storage, the second bedroom is similar just a little smaller - perfect for a child's bedroom, dressing room or study - depending on your needs! The bathroom is a three-piece suite boasting a hand-washing basin with storage, a toilet, and a bath with attached shower. The hallway also holds three additional storage cupboards for extra convenience. You are easily able to maintain a clean and clutter-free flat! This property also benefits from double glazing, electric central heating, a communal garden and a garage for parking!

This home is ideally located close to shops and amenities, with a doctor's surgery and dentist surgery just a short walk away. It is also near a sixth form college and multiple secondary schools, making it perfect for families. Pet owners will appreciate the proximity to several veterinary clinics. For fitness enthusiasts, a short walk leads to a local gym, and Southampton Common is right on your doorstep, with Southampton Sports Centre not a far drive.

Hallway

Stairs Leading To First Floor

Landing

Loft is Boarded and Landing has 3 Storage Cupboards

3x Storage Cupboard

On 1st Floor Landing

Bedroom 2

8' 9" x 7' 8" (2.67m x 2.34m)

Has Built-In Storage

Bedroom 1

12' x 11' 9" (3.66m x 3.58m)

Has Built-In Storage

Bathroom

Three-Piece with Hand-Washing Basin with Storage, a Toilet, and a Bath with an Attached Shower.

Living Room

10' 9" x 15' 6" (3.28m x 4.72m)

Kitchen

12' 7" x 8' 8" (3.84m x 2.64m)

Has Built-In Storage









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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EPC Rating: E

Tenure: Leasehold

view this property online connells.co.uk/Property/SSR312074

This is a Leasehold property with details as follows; Term of Lease 195 years from 01 May 2005. 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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