



Connells

Fernside Close
Southampton



Property Description

Connells are delighted to bring to market this well-maintained two-bedroom second-floor flat in Millbrook, offering a convenient and comfortable living space. The property features a spacious living room with built-in storage and ample space for a small dining table or desk, perfect for flexible living arrangements. The kitchen boasts neutral cabinetry, an integrated oven, and plenty of cupboard storage, providing a clean and practical space for cooking. Both bedrooms are generously sized, each benefiting from built-in storage, ideal for a small family or anyone working from home. The contemporary shower room includes a shower, toilet, hand-wash basin with storage, and a heated towel rail-perfect for the colder months. Additional benefits include multiple storage cupboards in the hallway, a handy utility space, gas central heating, double glazing, and residents parking.

Located just a short drive from Southampton City Centre, with Shirley High Street even closer, you'll find a variety of shops, restaurants, and entertainment options nearby. Public transport is a breeze with Redbridge train station and bus stops within walking distance, as well as easy access to the M271 for further travel convenience.

Hallway

Has Built-In Storage

Utility

5' x 8' 2" (1.52m x 2.49m)

Located in Hallway

Living Room

11' 6" x 14' 7" (3.51m x 4.45m)

Has Built-In Storage

Kitchen

10' 7" x 8' 2" (3.23m x 2.49m)

Has Neutral Cabinetry, Ample Cupboard Space & Integrated Oven

Bedroom 1

11' 9" x 11' 7" (3.58m x 3.53m)

Has Built-In Storage

Bedroom 2

11' 8" x 9' 4" (3.56m x 2.84m)

Has Built-In Storage

Shower Room

7' 4" x 8' (2.24m x 2.44m)

Three-Piece Contemporary Shower Room With a Shower, Toilet, Hand-Wash Basin with Storage, and a Heated Towel Rail-Perfect for the Colder Months.









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

Council Tax
 Band: A

Service Charge: 780.00 Ground Rent:
 9.95

Tenure: Leasehold

view this property online connells.co.uk/Property/SSR312075

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1988. 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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