





Property Description

Connells are bringing to market this two bedroom third floor flat, offering well-proportioned and thoughtfully arranged accommodation throughout. The property opens into a hallway with a deep storage cupboard, ideal for coats and additional storage. The large living room is 18ft and benefits from expansive windows, creating a light and airy atmosphere, with space for a dining area. The kitchen is finished with neutral cabinetry, integrated oven, and freestanding appliance space.

Both bedrooms are doubles, with the principal bedroom featuring a built-in wardrobe, an ensuite shower room, and access to the balcony, with pleasant waterside views. The ensuite comprises a hand-wash basin, toilet, shower, and mounted mirror with light. The flat also has a main bathroom with a bath and attached shower, hand-wash basin, toilet, and mounted mirror with light. Waterside views can also be enjoyed from other parts of the flat, adding a light, open feel throughout. Additional benefits include electric heating and one allocated parking space.



Positioned in a city centre location, the flat is close to a wide range of amenities, including supermarkets, cafes, restaurants, and gyms. Mayflower Park is within walking distance, offering open green spaces and leisure opportunities, while the city centre location provides excellent transport links and easy access to cultural attractions.

Hallway

Has Deep Storage Cupboard

Living Room

18' 9" MAX x 14' 9" MAX (5.71m MAX x 4.50m MAX)

18ft with Dining Space & Large Windows

Kitchen

10' 9" x 5' 9" (3.28m x 1.75m)

Finished with Neutral Cabinetry, Integrated Oven, and Freestanding Appliance Space.

Bedroom 1

12' 6" MAX x 10' 5" MAX (3.81m MAX x 3.17m MAX)

Double Bedroom with Ensuite, Built-In Wardrobe & Balcony Access

Ensuite

7' 6" x 4' (2.29m x 1.22m)

Shower Room Ensuite has Hand-Wash Basin, Toilet, Shower, and Mounted Mirror with Light.

Balcony

4' 1" x 6' 7" (1.24m x 2.01m)

Has Waterside Views

Bedroom 2

11' 2" MAX x 8' 7" MAX (3.40m MAX x 2.62m MAX)

Double Bedroom

Bathroom

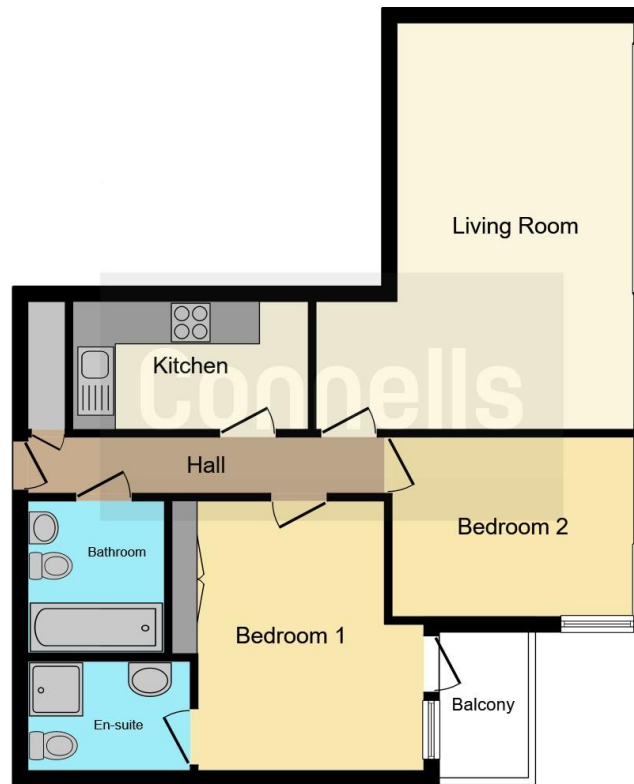
7' 6" x 7' (2.29m x 2.13m)

Three-Piece with a Bath and Attached Shower, Hand-Wash Basin, Toilet, and Mounted Mirror with Light.









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
 SOUTHAMPTON SO15 3JD

EPC Rating: B

Council Tax
 Band: C

Service Charge:
 1554.70

Ground Rent:
 200.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SSR312130

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. 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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Property Ref: SSR312130 - 0002