



Connells

Pennine House Pennine Road
SOUTHAMPTON



Property Description

Connells are bringing to market this first floor flat, offering two generously sized bedrooms and a versatile layout. On entry, the hallway benefits from a built-in storage cupboard before leading into the spacious living room, which provides ample space for both seating and dining, with direct access onto one of two private balconies. The kitchen, fitted with neutral cabinetry and freestanding appliance space, also opens out onto the second balcony.

Both bedrooms are complete with excellent built-in storage, including a double and single wardrobe to bedroom one and a mirrored sliding wardrobe to bedroom two. The property further comprises a three-piece bathroom suite with toilet, wash-hand basin and bath with shower over. Additional features include residents' parking, gas central heating and double glazing throughout.

Ideally situated in the popular Millbrook area, the flat is well-placed for everyday convenience, with local shops, supermarkets, takeaways and green open spaces close by. Families benefit from well-regarded primary and secondary schools within walking distance, while a range of healthcare facilities are also nearby. Excellent transport links include regular bus services into Southampton city centre, with Southampton Central station and the M27/M271 network just a short drive away.



Hallway

Has Built-In Storage Cupboard

Living Room

17' 2" x 11' 9" (5.23m x 3.58m)

Has Dining Space and Access to 1st Balcony

Balcony 1

Kitchen

12' 2" x 8' 2" (3.71m x 2.49m)

Has Neutral Cabinetry, Freestanding Appliance Space and Access to 2nd Balcony

Balcony 2

Bedroom 1

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

Has Built-In Storage

Bedroom 2

12' 7" x 9' (3.84m x 2.74m)

Has Built-In Storage

Bathroom

10' 2" x 5' (3.10m x 1.52m)

Three-Piece Bathroom with Toilet, Hand-Wash Basin & 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: B Council Tax
 Band: A

Service Charge: 600.00 Ground Rent:
 9.95

Tenure: Leasehold

view this property online connells.co.uk/Property/SSR312422

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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: SSR312422 - 0004