





Property Description

Connells are bringing to market this spacious ground floor flat, situated in the highly sought-after area of Millbrook. Upon entry, you are welcomed by a hallway complete with a built-in storage cupboard, providing useful space for coats and shoes. The bright and generously sized living room features large windows that fill the space with natural light, creating a comfortable area for relaxing or entertaining. The kitchen offers neutral cabinetry and room for freestanding appliances, making it both functional and stylish.

Both bedrooms are doubles, with the master benefiting from two built-in storage cupboards for added convenience. The bathroom comprises a modern three-piece suite including a toilet, hand-wash basin and bath with attached shower. The property further benefits from gas central heating and residents parking. Outside, there is a private garden laid to lawn with a small patio walkway and two sheds offering additional storage.



Ideal for small families, first-time buyers, or investors, this home is presented in good condition and ready to move into. Located close to Shirley High Street, Southampton General Hospital, and excellent green spaces, the property also enjoys easy access to Totton and Millbrook train stations as well as the M3 and M27 motorway links.

Hallway

Has Built-In Storage Cupboard

Living Room

16' 4" x 10' 6" (4.98m x 3.20m)

Kitchen

7' 2" x 6' 7" (2.18m x 2.01m)

Has Neutral Cabinetry & Freestanding Appliance

Bedroom 1

12' 1" x 11' 3" (3.68m x 3.43m)

Has 2x Built-In Storage Cupboards

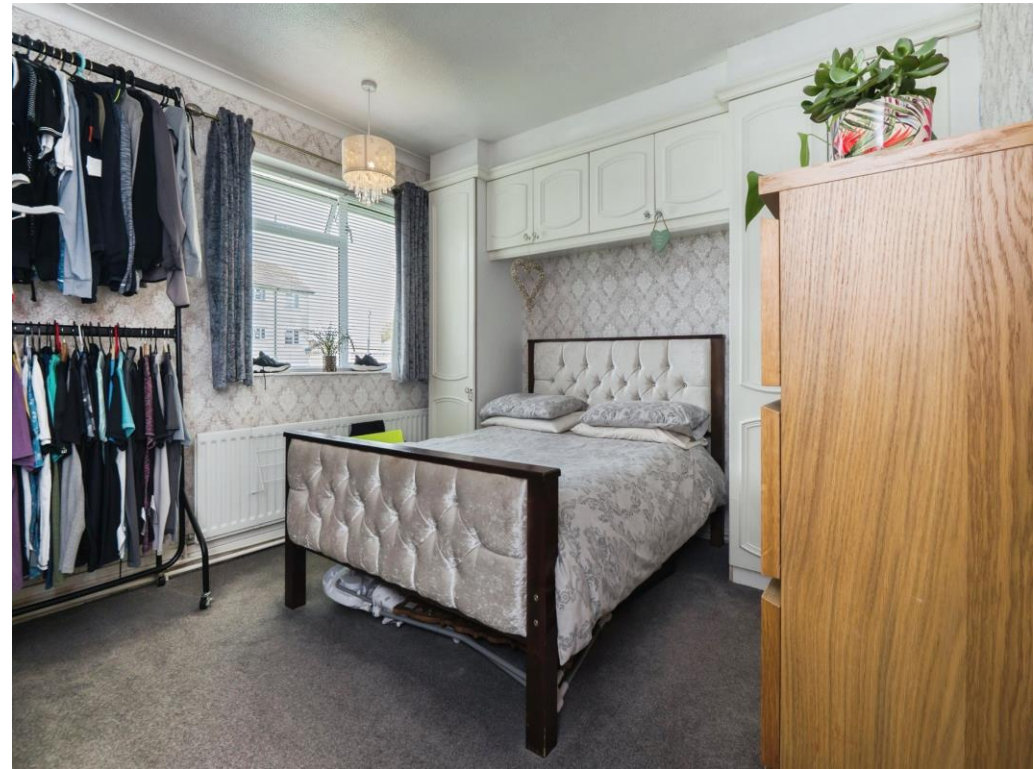
Bedroom 2

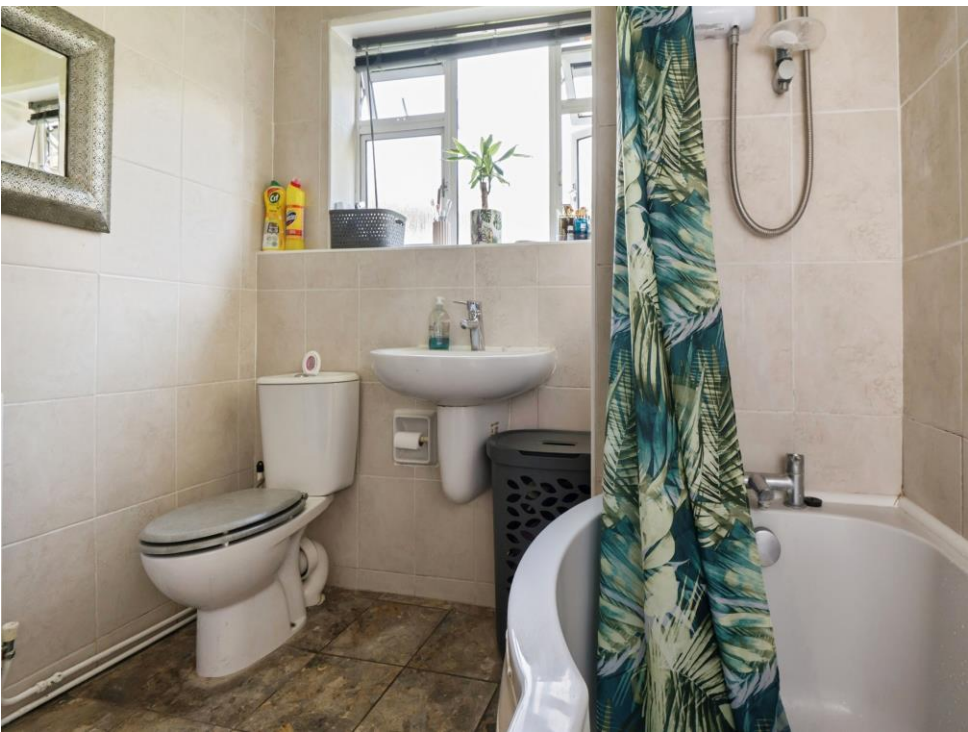
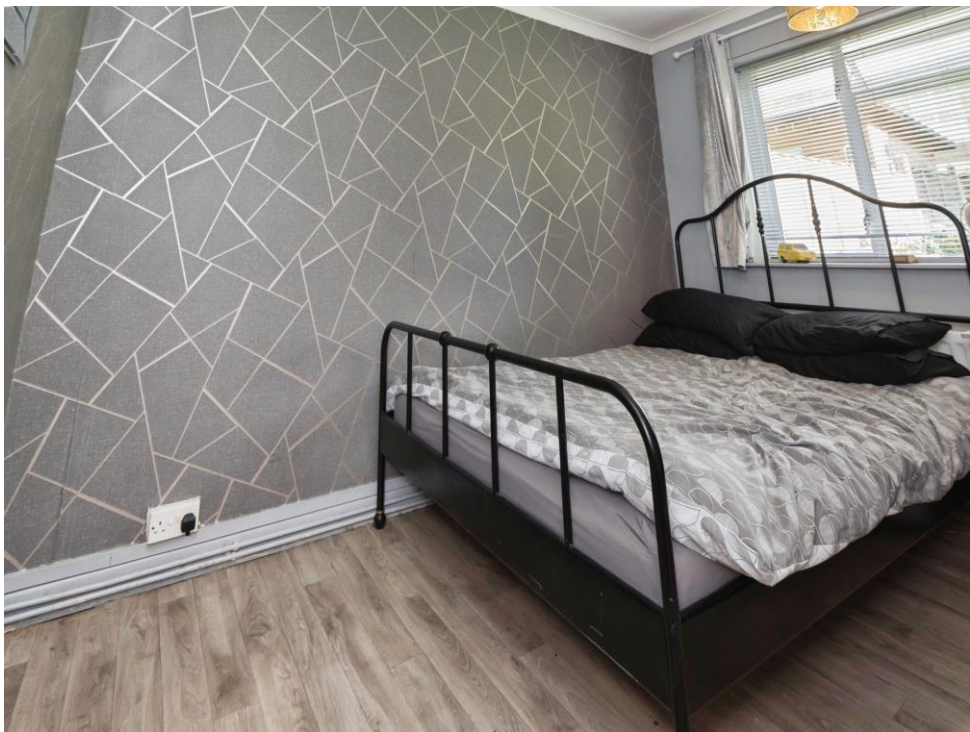
10' 4" x 10' 5" (3.15m x 3.17m)

Bathroom

7' 1" x 6' 7" (2.16m x 2.01m)

Three-Piece Bathroom with Toilet, Hand-Wash Basin and 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:
 Awaited

Council Tax
 Band: A

Service Charge: 800.00 Ground Rent:
 9.95

Tenure: Leasehold

view this property online connells.co.uk/Property/SSR312490

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.

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