



**Connells**

Ashmead Road  
SOUTHAMPTON



### Property Description

Connells are delighted to present this well-proportioned first floor two-bedroom flat in Maybush, where the ground rent is included within the service charge. On entry, you are welcomed into a hall with a useful built-in storage cupboard. The spacious living room is bright and airy, enhanced by a large window, with ample room for a dining area if desired. Flowing seamlessly into the kitchen, you'll find neutral cabinetry, freestanding appliance space, and generous cupboard storage.

Both bedrooms are doubles, with bedroom two benefitting from a built-in wardrobe. The bathroom is a neatly presented three-piece suite, comprising a hand-wash basin, mirrored storage cabinet, toilet, and a bath with an attached shower. Further features include gas central heating, double glazing, and allocated parking.

Perfectly placed within easy reach of Southampton General Hospital, the property is well suited to first time buyers or young couples. Maybush offers a good selection of local shops, green spaces and schools, with excellent transport links via frequent bus routes - including a stop right outside - Southampton Central train station, and easy access to the M271 and M27 for commuting.

## **Hallway**

Has Built-In Storage

## **Living Room**

15' 6" x 10' 8" ( 4.72m x 3.25m )

## **Kitchen**

16' x 6' 5" ( 4.88m x 1.96m )

Neutral Cabinetry, Freestanding Appliance Space, and Generous Cupboard Storage

## **Bedroom 1**

15' 11" MAX x 12' 9" ( 4.85m MAX x 3.89m )

Double

## **Bedroom 2**

15' 10" MAX x 9' 3" ( 4.83m MAX x 2.82m )

Double, Has Built-In Wardrobe

## **Bathroom**

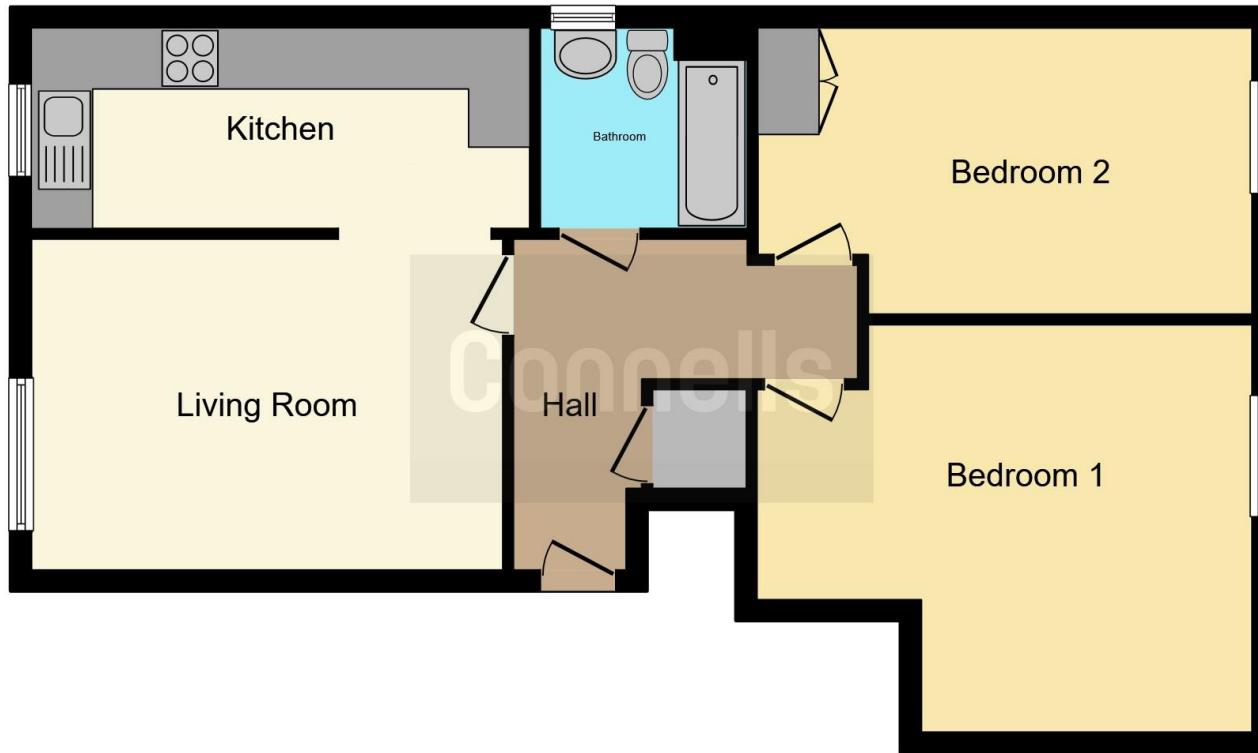
6' 5" x 6' 3" ( 1.96m x 1.91m )

Three-Piece with Hand-Wash Basin, Mirrored Storage Cabinet, Toilet, and a Bath with an 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](http://www.focalagent.com)

To view this property please contact Connells on

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409 Shirley Road Shirley  
 SOUTHAMPTON SO15 3JD

EPC Rating: C

Council Tax  
 Band: B

Service Charge:  
 2124.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 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.

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