



Connells

Southern House Shirley Road
Southampton



Property Description

Connells are delighted to bring to market this well-kept, modern first-floor flat with NO CHAIN, located in the highly sought-after area of Freemantle, Southampton. The property benefits from a spacious layout, with both bedrooms being well-sized doubles and ample storage throughout, including a large built-in cupboard in the hallway.

The open-plan kitchen and living room is perfect for entertaining, with plenty of space for a dining table if desired. The kitchen is fitted with sleek cabinetry, integrated appliances, ample cupboards, and a skylight that fills the space with natural light.

The contemporary bathroom features a wash-hand basin with storage, a bath with an attached shower, a toilet, freestanding storage space, heated towel rail, and stylish marble tiles throughout. Additional benefits include electric heating.

This property is conveniently situated with easy access to Southampton City Centre, West Quay Shopping Centre, mainline railway station, M3 and M27 motorways, Southampton International Airport, and both Southampton Solent University and University of Southampton. Shirley High Street and its local amenities are also just a short distance away, along with multiple primary and secondary schools.



Hallway

Has a Double Built-In Storage Cupboard

Living Room/Kitchen

14' 3" x 13' 7" (4.34m x 4.14m)

Open-Plan with Integrated Appliances, Sleek Cabinetry & Skylight

Bedroom 1

12' 6" x 10' 2" (3.81m x 3.10m)

Bedroom 2

12' 6" x 9' 6" (3.81m x 2.90m)

Bathroom

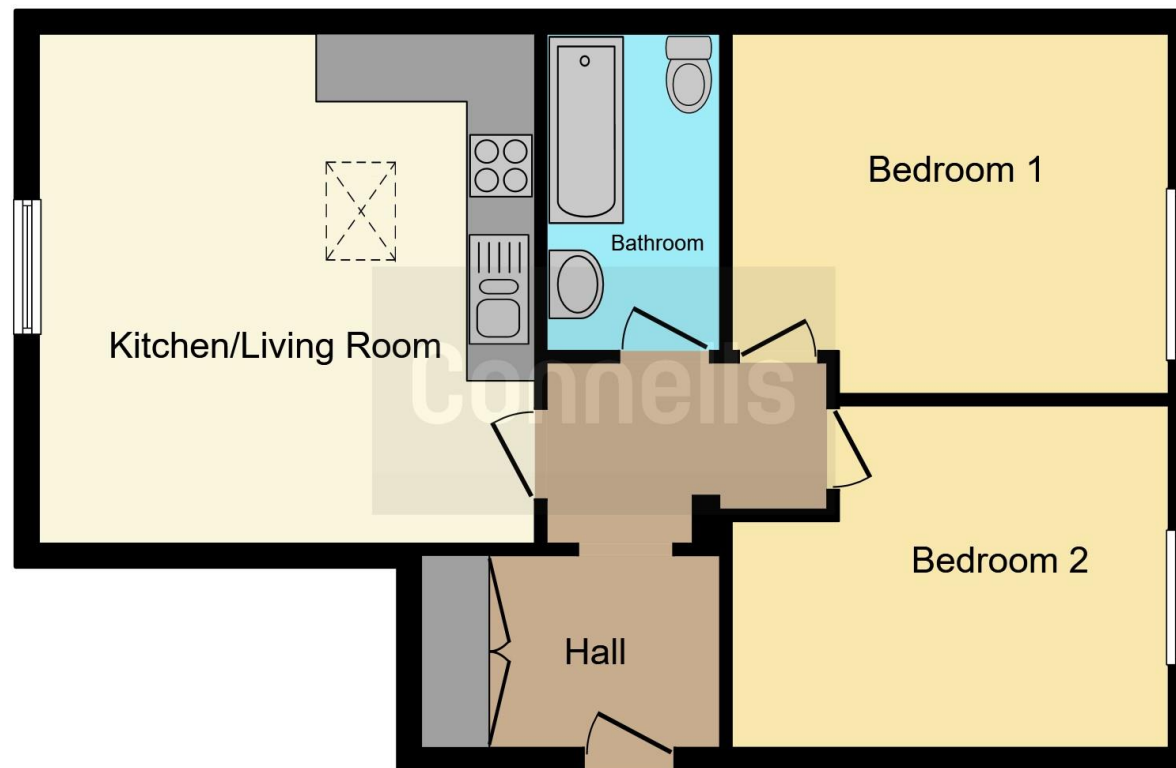
9' 1" x 5' (2.77m x 1.52m)

Three-Piece with Toilet, Bath with Attached Shower, Hand-Wash Basin with Storage, Freestanding Storage Space, Heated Towel Rail & Marble Tiles Throughout









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: D Council Tax
 Band: A

Service Charge:
 1444.00

Ground Rent:
 167.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SSR312292

This is a Leasehold property with details as follows; Term of Lease 130 years from 01 Jan 2020. 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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