



**Connells**

Hampton Place Hampton Close  
Southampton



### Property Description

Connells are marketing this two-bedroom ground-floor retirement flat in the sought-after McCarthy Stone development, built in 2021 exclusively for those Over-60 with NO CHAIN. The spacious 23ft living room offers a comfortable dining area and opens onto a private patio, ideal for a table and chairs to enjoy a quiet cup of tea. The fully integrated kitchen features neutral cabinetry and ample storage for everyday essentials. Off the hallway sits a large versatile storage cupboard, along with an additional built-in storage cupboard for extra convenience.

The master bedroom includes a walk-in wardrobe and an en-suite shower room with walk-in shower, slip-resistant flooring, heated towel rail, basin with storage, toilet, and support bars. The second bedroom is perfect for guests, hobbies or a study. A main shower room of the same modern specification completes the accommodation.

The flat is fully accessible and benefits from lift access throughout the building, double glazing and electric heating. Residents enjoy a secure gated community with a communal lounge, landscaped gardens, a guest suite for visitors, allocated parking, a 24-hour emergency call system and a house manager for added reassurance.

Located close to Shirley High Street, shops, cafes, healthcare facilities, regular bus services, and both Southampton Central and Millbrook train stations, this home offers a convenient and comfortable setting for independent retirement living.

## Hallway

Has Built-In Storage

## Living Room

23' 3" x 11' 8" ( 7.09m x 3.56m )

## Kitchen

7' 2" x 7' 8" ( 2.18m x 2.34m )

Fully Integrated with Neutral Cabinetry

## Bedroom 1

12' 8" x 9' 11" ( 3.86m x 3.02m )

Has Walk-In Wardrobe & Shower Room Ensuite

## Ensuite

7' 2" x 6' 3" ( 2.18m x 1.91m )

Three-Piece Shower Room with Toilet, Hand-Wash Basin with Storage, Walk-In Shower & Support Bars

## Bedroom 2

10' 6" x 9' 2" ( 3.20m x 2.79m )

## Shower Room

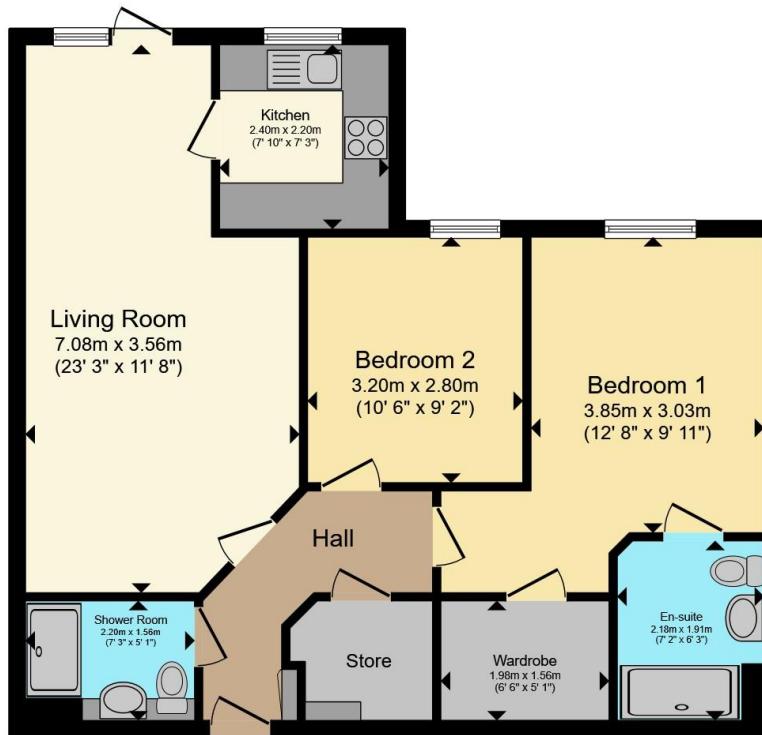
7' 3" x 5' 1" ( 2.21m x 1.55m )

Three-Piece Shower Room with Toilet, Hand-Wash Basin with Storage, Walk-In Shower & Support Bars









Total floor area 72.1 m<sup>2</sup> (776 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

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:  
 4321.00

Ground Rent:  
 495.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SSR311831](http://connells.co.uk/Property/SSR311831)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2021. 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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