



Hampton Place Hampton Close
Southampton



Property Description

Connells are marketing this one-bedroom first-floor retirement flat in the sought-after McCarthy Stone development, built in 2021 exclusively for those Over-60 with NO CHAIN. The living room is spacious with a small dining area if desired and a Juliette balcony, creating a light and airy space. The fully integrated kitchen is accessed from the living room and features neutral cabinetry, 3-month old washer and dryer, and ample storage-perfect for keeping essentials tidy. A separate utility room, accessed from the hallway, is versatile to use as desired. The generous bedroom includes a built-in wardrobe, ideal for a clutter-free lifestyle. The three-piece shower room offers a walk-in shower, slip-resistant floors, heated towel rail, hand-wash basin with storage, toilet (installed 3-months ago), and additional support bars for safety.

The flat is wheelchair-friendly, with double glazing and electric heating, and has lift access to all floors. Residents enjoy a secure and 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 peace of mind.

Near Shirley High Street, it has great local amenities and regular bus services. Southampton Central and Millbrook train stations are near. It provides a safe and convenient setting for independent living, with easy access to healthcare, local parks and everyday essentials - ideal for a comfortable and independent lifestyle.

Hallway

Living Room

18' 9" x 7' 7" (5.71m x 2.31m)

Has Dining Space, Kitchen Access & Juliette Balcony

Kitchen

7' 9" x 5' 11" (2.36m x 1.80m)

Modern and Fully Integrated with Neutral Cabinetry & Ample Cupboard Storage. Washing Machine & Dryer are 3 Months Old.

Bedroom

13' 11" x 5' 4" (4.24m x 1.63m)

Has Built-In Wardrobe

Shower Room

7' 1" x 6' 8" (2.16m x 2.03m)

Three-Piece with 3-Month Old Toilet, Walk-In Shower, Hand-Wash Basin with Storage, Heated Towel Rail & Support Bars

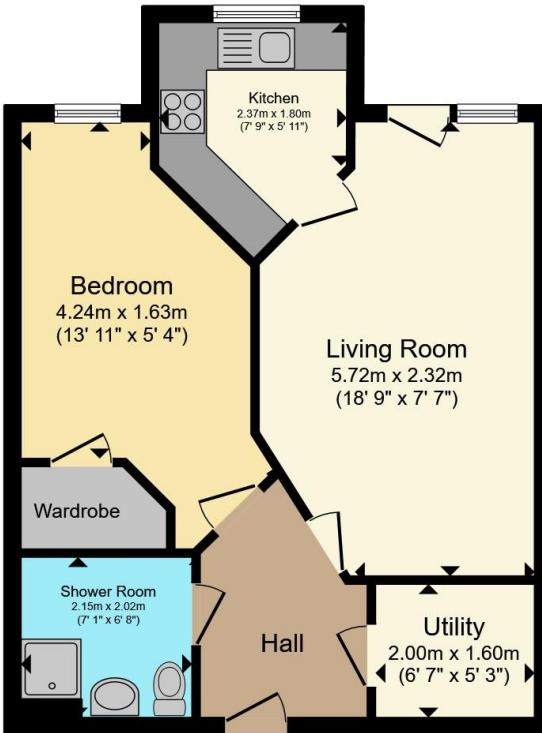
Utility

6' 7" x 5' 3" (2.01m x 1.60m)









Total floor area 51.3 m² (552 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

Connells

To view this property please contact Connells on

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409 Shirley Road Shirley
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EPC Rating: B
 Council Tax
 Band: B

Service Charge:
 2916.00

Ground Rent:
 425.00

Tenure: Leasehold

[view this property online connells.co.uk/Property/SSR312455](http://www.connells.co.uk/Property/SSR312455)

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.

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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