



**Connells**

Hill Lane  
Southampton



## Property Description

Connells are delighted to present this one-bedroom, ground floor maisonette with NO CHAIN, on the sought-after Hill Lane. Located near Southampton Railway Station, the property offers excellent access to the M27/M3 and convenient transport links throughout the city.

Perfect for first-time buyers or investors, this apartment features built-in storage in the hall, with access to the living room, the sleek kitchen, contemporary bathroom and spacious bedroom. The kitchen has neutral cabinetry, marble counter tops, integrated oven and freestanding appliance space, while the bathroom is a stylish three-piece suite, complete with marble tiling, a toilet, hand-wash basin with built-in storage, and a bath with an attached shower for added convenience. The bedroom is spacious with ample built-in storage to help maintain a clean and clutter-free environment.

Additional benefits include electric heating, double glazing, a communal garden and allocated parking. A viewing is highly recommended to appreciate everything this fantastic property on Hill Lane has to offer.

Ideally situated, it provides easy access to Southampton City Centre and its shopping facilities, including West Quay Shopping Centre. Southampton's mainline railway station, excellent transport links to the M3 and M27 motorways, and Southampton International Airport are near, as well as both Southampton Solent University, the University of Southampton and many recreational green areas - suitable for all activities.

## Hallway

Has Built-In Storage

## Living Room

13' 9" x 9' 6" ( 4.19m x 2.90m )

## Kitchen

9' 6" x 4' 7" ( 2.90m x 1.40m )

Sleek & Neutral Cabinetry with Integrated Oven & Freestanding Appliance Space

## Bedroom

13' 7" x 12' 1" ( 4.14m x 3.68m )

Double Bedroom with Built-In Storage

## Bathroom

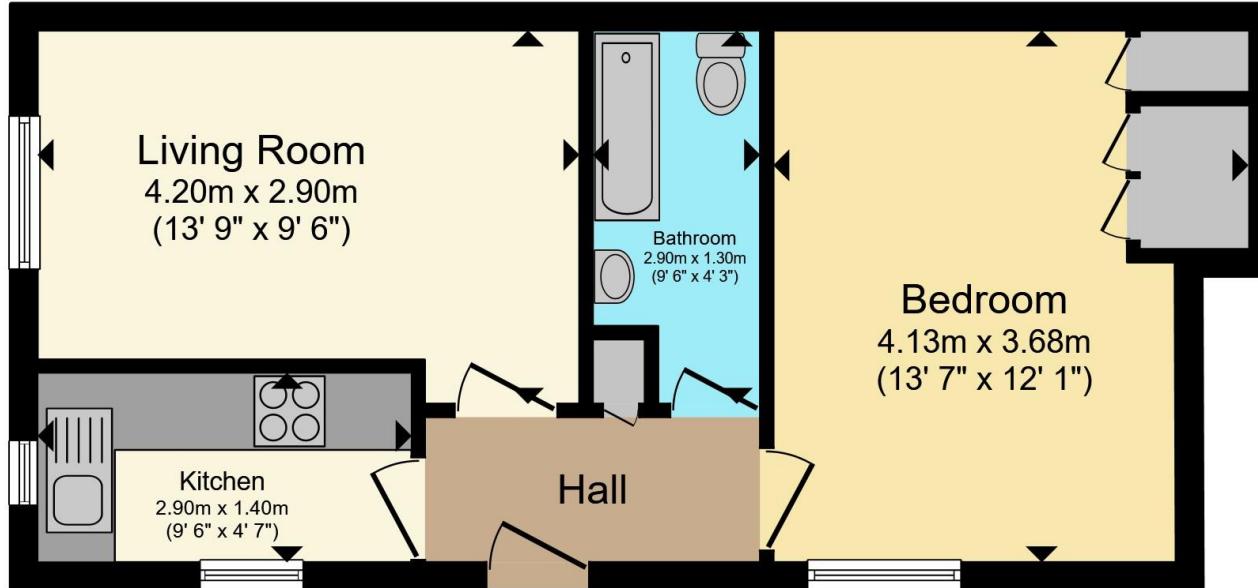
9' 6" x 4' 3" ( 2.90m x 1.30m )

Three-Piece with Toilet, Hand-Wash Basin and Bath with Attached Shower









Total floor area 37.4 m<sup>2</sup> (402 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

**T 02380 789 351**  
**E [shirley@connells.co.uk](mailto:shirley@connells.co.uk)**

409 Shirley Road Shirley  
 SOUTHAMPTON SO15 3JD

EPC Rating: D  
 Council Tax  
 Band: A

Service Charge:  
 1890.00

Ground Rent:  
 10.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SSR312602](http://connells.co.uk/Property/SSR312602)**

This is a Leasehold property with details as follows; Term of Lease 189 years from 24 Jun 1990. 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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Property Ref: SSR312602 - 0003