



**Connells**

Chalfont Court Bracken Lane  
Southampton





### Property Description

Connells are delighted to welcome to the market this spacious two bedroom ground floor maisonette with NO CHAIN situated within walking distance of Southampton General Hospital. This property would make an ideal first time buy or investment purchase and comprises 3x built-in storage cupboards in the hall, and dining space in the bright lounge with large windows to allow plenty of natural light. The kitchen also has dining space, as well as built-in storage, neutral cabinetry, and a freestanding oven. Both bedrooms are well-proportioned, with the three-piece shower room is decorated with marble tiles, and made up of a toilet, hand-wash basin, shower, cabinetry for extra storage and freestanding appliance space. The property also benefits from electric heating, double glazing, allocated parking and a garage. A viewing is highly recommended to truly appreciate the property we have to offer here on Chalfont Court.

Southampton City Centre is just under a three mile drive from the property, with Shirley High Street on the way through there is plenty is of retail, leisure and entertainment facilities in the area. For those with a family, there is a park within walking distance from the property. The Southampton General Hospital can easily be access via foot. With Southampton Central train station under a three mile drive from the property and the M3 and M27 easily accessible from the property, it's in a great location for commuters links.

## Hallway

Has 3x Built-In Storage Cupboards

## Living Room

13' 1" x 11' 10" ( 3.99m x 3.61m )

## Kitchen/Dining Room

12' 7" x 7' 2" ( 3.84m x 2.18m )

## Bedroom 1

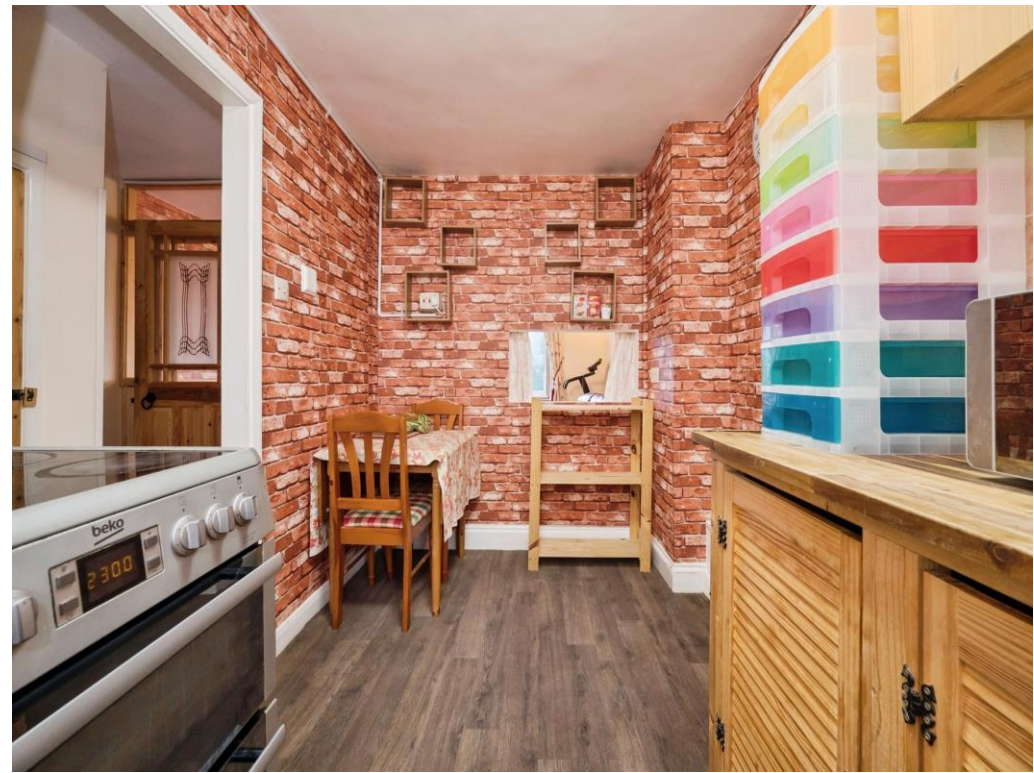
13' 5" x 9' 9" ( 4.09m x 2.97m )

## Bedroom 2

10' 1" x 8' 11" ( 3.07m x 2.72m )

## Shower Room

7' 8" x 5' 6" ( 2.34m x 1.68m )















**Floor Plan**

Total floor area 62.5 m<sup>2</sup> (673 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)



To view this property please contact Connells on

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409 Shirley Road Shirley  
 SOUTHAMPTON SO15 3JD

EPC Rating: G Council Tax  
 Band: B

Service Charge:  
 1925.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SSR312702](http://connells.co.uk/Property/SSR312702)**

This is a Leasehold property with details as follows; Term of Lease 189 years from 24 Jun 1966. 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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