



Connells

Hill Lane
Southampton



Property Description

The property features a versatile open-plan living and sleeping area, offering flexibility to create clearly defined spaces for both relaxation and rest. The layout can be easily adapted to suit individual lifestyles and preferences.

A separate kitchen provides a range of storage units and work surfaces, making it practical for everyday use. The bathroom is fitted with a three-piece suite comprising a bath with overhead shower, wash basin, and WC, finished in a clean and neutral style.

Additional benefits include electric heating, an allocated parking space, and access to communal outdoor areas, contributing to overall convenience.

Ideally positioned within easy reach of Southampton Central Station, Shirley High Street, and a wide selection of shops, restaurants, and leisure facilities, the property is well suited to first-time buyers, commuters, or investors seeking a well-located, low-maintenance home.



Hallway

Living Space

13' 11" x 12' 4" (4.24m x 3.76m)

Kitchen

8' 10" x 5' 3" (2.69m x 1.60m)

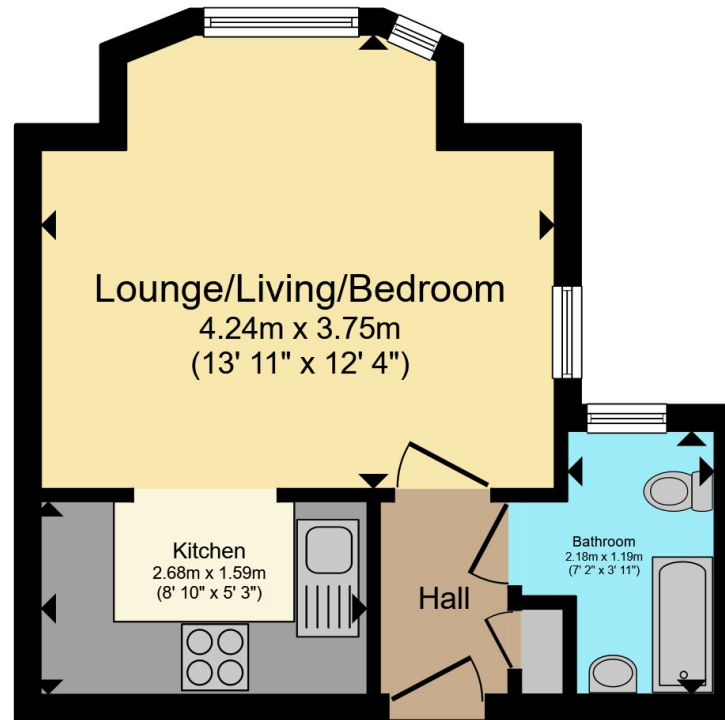
Bathroom

7' 2" x 3' 11" (2.18m x 1.19m)









Total floor area 24.0 m² (259 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



To view this property please contact Connells on

T 02380 789 351
E shirley@connells.co.uk

409 Shirley Road Shirley
 SOUTHAMPTON SO15 3JD

EPC Rating: D Council Tax
 Band: A

Service Charge:
 1096.10

Ground Rent:
 200.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SSR312899

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 1991. 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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