



Connells

St. Mary Street
Southampton



Property Description

Situated on the ever-popular St. Mary Street in Southampton, this well-presented two-bedroom flat offers comfortable and convenient living within easy reach of the city centre, Southampton Central station and a wide range of local amenities. The accommodation is arranged around a welcoming entrance hall and comprises a bright and spacious lounge featuring an attractive bay window, providing an excellent space for relaxing or entertaining. The separate fitted kitchen offers practical workspace and storage, while two well-proportioned bedrooms provide flexible accommodation for homeowners, professionals or those working from home. A family bathroom completes the internal layout. Offering a sensible and functional floorplan with good separation between living and sleeping accommodation, this property would make an ideal first-time purchase, investment opportunity or low-maintenance home in a central and well-connected location.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Lounge

18' x 10' 2" (5.49m x 3.10m)

Kitchen

11' 1" x 7' (3.38m x 2.13m)

Bedroom One

13' 6" x 8' 7" (4.11m x 2.62m)

Bedroom Two

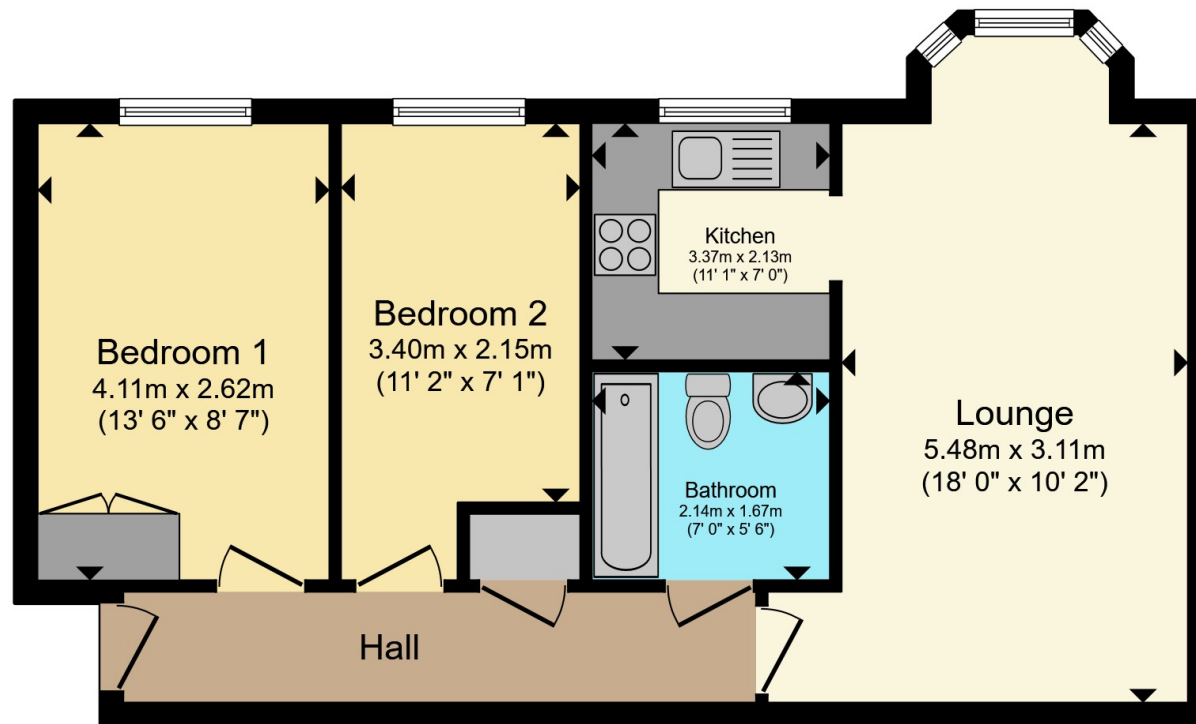
11' 2" x 7' 1" (3.40m x 2.16m)

Bathroom









Total floor area 54.1 m² (582 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

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

409 Shirley Road Shirley
SOUTHAMPTON SO15 3JD

EPC Rating: C

Council Tax
Band: A

Service Charge:
1240.97

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SSR312894

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2002. 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.



See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SSR312894 - 0003