





Property Description

Connells are bringing to market this well-presented two-bedroom duplex apartment, perfectly situated in the heart of Southampton. Situated just a short walk from the City Centre High Street, you'll have easy access to a variety of dining options and leading brand shops. Southampton City Centre is renowned for its vibrant community, amazing shopping and socialising, making it an ideal location for both leisure and everyday living. Southampton Central Train Station and Royal South Hants Hospital, as well as access to the M27 motorway, are in close proximity-making this flat a fantastic opportunity for those seeking convenience and charm in the heart of Southampton.

The property opens into a welcoming hallway with a handy W/C and direct access to the first of two private balconies. The spacious living room offers generous lounge and dining space, leading onto the second balcony and through to a well-sized kitchen featuring neutral cabinetry, an integrated oven, and space for freestanding appliances. Upstairs are two good-sized double bedrooms, with bedroom one benefitting from built-in storage. The bathroom is a neatly presented three-piece suite with a toilet, hand-wash basin and mirror, and a bath with an attached shower. Further features include gas central heating, double glazing, allocated undercroft parking, and access to well-maintained communal areas. It combines comfort, practicality, and a prime location - ideal for first-time buyers, professionals, or investors.

Hallway

Has W/C & Access to 1 of 2 Balconies.

W/C

Balcony 2

Living Room

22' 7" MAX x 10' 1" MAX (6.88m MAX x 3.07m MAX)

Has Access to Kitchen & Balcony 1

Balcony 1

Kitchen

7' 1" x 7' 9" (2.16m x 2.36m)

Has Neutral Cabinetry & Integrated Oven

Stairs Leading To First Floor

Bedroom 1

15' x 10' (4.57m x 3.05m)

Has Built-In Storage

Bedroom 2

13' 1" x 8' 6" (3.99m x 2.59m)

Bathroom

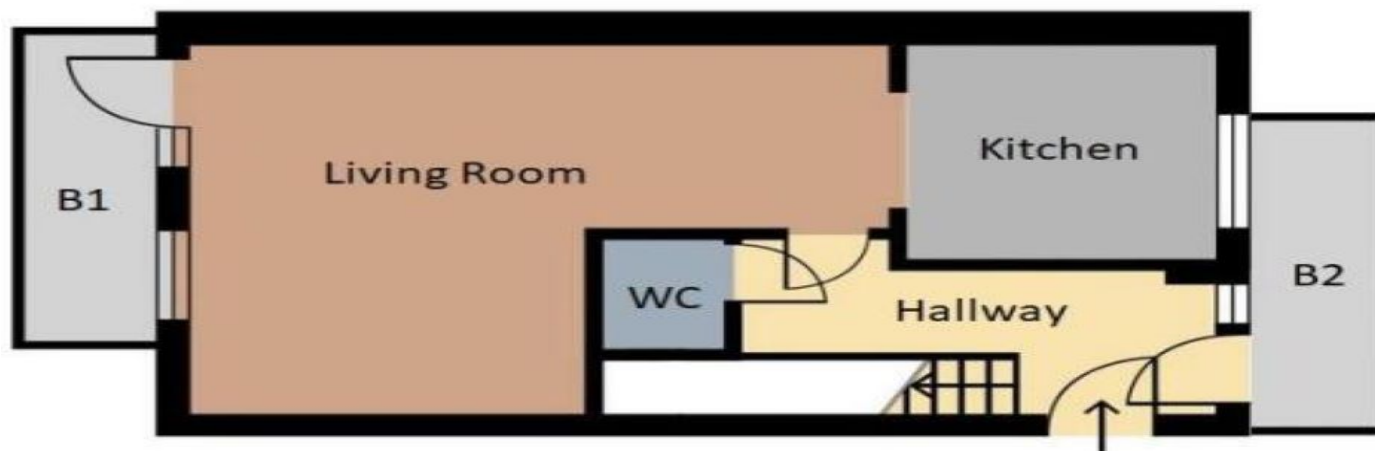
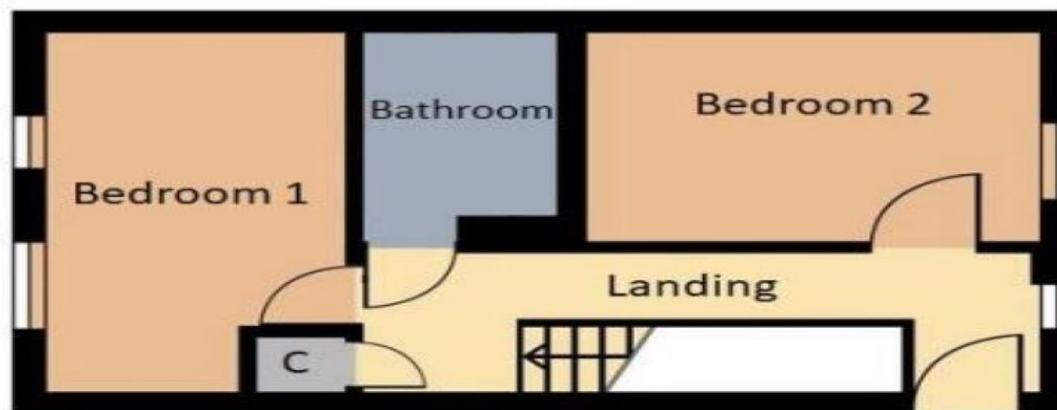
7' 8" x 5' 7" (2.34m x 1.70m)

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









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:
 3721.67

Ground Rent:
 50.00

Tenure: Leasehold

view this property online [connells.co.uk/Property/SSR312244](https://www.connells.co.uk/Property/SSR312244)

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2004. 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: SSR312244 - 0007