





Property Description

Connells are pleased to offer this well-presented two-bedroom first-floor flat in the popular Millbrook area. Boasting a spacious open-plan living area with the fitted kitchen. Complete with ample dining space and a Juliet balcony to allow plenty of natural light through, while the modern kitchen is fully integrated with neutral cabinetry. This layout creates the perfect environment to host and entertain guests, especially with a versatile second bedroom! Both bedrooms are well-proportioned with an ensuite off the master bedroom - boasting a three-piece shower room with a mirrored storage cabinet. The family bathroom finishes this contemporary property with a three-piece suite including a toilet, hand-wash basin, bath with attached shower and a heated towel rail. Additional benefits include allocated parking in a private car park, gas central heating, double glazing, storage in the hall, and access to a well-maintained communal garden.

The flat is ideally located in Millbrook, just a short drive from Southampton General Hospital and Shirley High Street, where you'll find a range of shops, supermarkets, bars, and restaurants, as well as recreational grounds. Southampton City Centre is only a few minutes further, offering a wider variety of amenities. Several train stations, including Southampton Central, are within easy reach, and the M3 & M27 motorway links are just a 5-minute drive away, making commuting effortless.

Hallway

Has Storage

Living Room

18' 5" x 12' 10" (5.61m x 3.91m)

Open-Plan with Kitchen with Juliet Balcony and Dining Space

Kitchen

11' 9" x 6' 11" (3.58m x 2.11m)

Fully Integrated with Neutral Cabinetry

Bedroom 1

13' 9" x 10' 2" (4.19m x 3.10m)

Double Bedroom with Ensuite

Ensuite

6' 7" x 3' 10" (2.01m x 1.17m)

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

Bedroom 2

10' 3" x 6' 9" (3.12m x 2.06m)

Bathroom

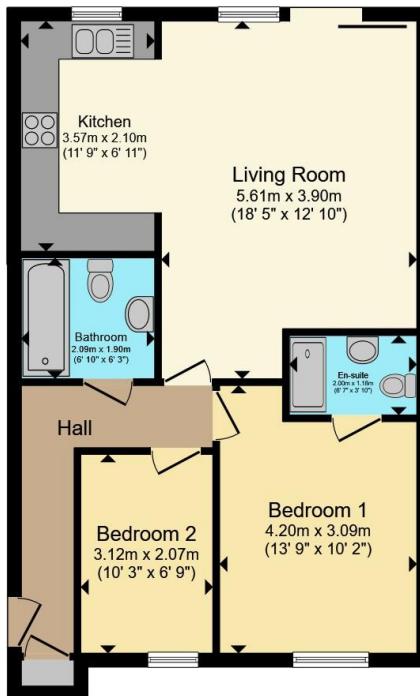
6' 10" x 6' 3" (2.08m x 1.91m)

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









Floor Plan

Total floor area 61.8 m² (665 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

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To view this property please contact Connells on

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409 Shirley Road Shirley
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EPC Rating: B Council Tax
 Band: B

Service Charge:
 2000.00

Ground Rent:
 200.00

Tenure: Leasehold

[view this property online connells.co.uk/Property/SSR312562](http://www.connells.co.uk/Property/SSR312562)

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007. 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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