



Connells

Cranbury Avenue
Southampton



Property Description

Connells are bringing to market this first-floor maisonette, offered with no onward chain and accessed via its own private ground-floor entrance. The entrance hall leads to stairs rising to the first floor, where a large living room with a bay window provides a bright space with room for dining. The kitchen features neutral cabinetry with space for freestanding appliances. Both bedrooms are well-sized, with the second room offering excellent versatility - ideal as an office, dressing room or guest space. The bathroom includes a traditional three-piece suite with a bath, hand-wash basin and toilet. High ceilings, double glazing and gas central heating complete the accommodation. This property is perfect for first-time buyers or investors, offering flexibility and great potential.

Situated in the highly sought-after Newtown area of Southampton, the home sits within half a mile of the city centre. Nearby amenities include Southampton Common, Royal South Hants Hospital and the green open spaces of East Park, Palmerston Park, Hoglands Park and Watts Park. Transport connections are excellent, with Southampton Central rail station, local bus routes and easy access to the A33, M271 and M27, alongside a wide range of shops, services and restaurants close by.

Hallway

Living Room

16' 8" x 15' 7" (5.08m x 4.75m)

Large with Bay Window & Dining Space

Kitchen

7' 9" x 6' 8" (2.36m x 2.03m)

Neutral Cabinetry & Freestanding Appliance Space

Bedroom 1

12' 8" x 10' 9" (3.86m x 3.28m)

Bedroom 2

11' 8" x 9' 8" (3.56m x 2.95m)

Bathroom

6' 7" MAX x 6' 7" MAX (2.01m MAX x 2.01m MAX)

Three-Piece Suite with a Bath, Hand-Wash Basin and Toilet.









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.focalagent.com

To view this property please contact Connells on

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409 Shirley Road Shirley
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EPC Rating: C Council Tax
 Band: A

Service Charge: 600.00 Ground Rent:
 50.00

Tenure: Leasehold

[view this property online](http://www.connells.co.uk/Property/SSR311893) [connells.co.uk/Property/SSR311893](http://www.connells.co.uk/Property/SSR311893)

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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.

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