





Property Description

Connells are bringing to market this spacious and inviting two-bedroom top-floor flat, ideally positioned within close reach of a wide range of shops, amenities, and well-regarded primary schools. Offering a thoughtfully laid out interior and a warm, homely feel, this property blends comfort, practicality and convenience.

Inside, you'll find two useful storage cupboards in the hallway and a generously sized living room with French doors opening to a Juliette balcony, filling the space with natural light. There's ample room for both relaxation and dining, with plenty of flexibility for furniture layout. The separate kitchen features neutral cabinetry, an integrated oven, generous worktop space and room for freestanding appliances-making it well-suited for day-to-day living.

Both bedrooms are neutrally decorated and well-proportioned. The main bedroom benefits from sliding doors to its own Juliette balcony, while the second bedroom lends itself well to use as a guest room, home office or child's bedroom. The bathroom is in good condition and includes a bath with an attached shower, a wash-hand basin with shelving above, and a toilet.

Additional benefits include gas central heating, double glazing throughout, and allocated parking. Set in a sought-after residential location with excellent access to transport links, this home is a fantastic opportunity for anyone looking to move straight in and enjoy.

Hallway

Has 2x Storage Cupboards

Living Room

13' x 10' 3" (3.96m x 3.12m)

Has Juliette Balcony

Kitchen

9' 8" MAX x 11' 6" MAX (2.95m MAX x 3.51m MAX)

Integrated Appliances, Neutral Cabinetry & Freestanding Appliance Space

Bedroom 1

12' MAX x 10' 4" MAX (3.66m MAX x 3.15m MAX)

Has a Juliette Balcony

Bedroom 2

12' 8" x 8' 7" (3.86m x 2.62m)

Bathroom

5' MAX x 4' 5" MAX (1.52m MAX x 1.35m MAX)

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









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
 SOUTHAMPTON SO15 3JD

EPC Rating: C

Council Tax
 Band: A

Service Charge:
 3004.75

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SSR312245

This is a Leasehold property with details as follows; Term of Lease 99 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.

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