



Connells

Linford Crescent
Southampton



Property Description

Connells are bringing to market this two bedroom top floor flat with NO CHAIN. You are welcomed by two handy built-in storage cupboards in the hall - perfect for coats and shoes - and easy access into the spacious living room with ample dining space if desired. There is also access onto the balcony, overlooking some calming green spaces, perfect for relaxing or unwinding. The kitchen has neutral cabinetry, an integrated oven as well as freestanding appliance space and access into the utility, ideal as a study or office for home workers. Both bedrooms are well-sized with the second bedroom being home to two built-in wardrobes and shelves, great for keeping a clutter-free environment. The bathroom is a three-piece with a toilet, hand-wash basin and bath with shower attached. Further benefits include communal parking, double glazing, electric heating and communal parking.

The area benefits from excellent bus services, well-regarded schools, a local swimming pool, and superb road links to the M3 and M27. It is within easy reach of the City Centre, Southampton Central Station and Southampton Sports Centre and Common are near as a popular spot for walks, family days out, and outdoor recreation.

Hallway

Has 2x Storage Cupboards

Living Room

18' 6" x 11' 11" (5.64m x 3.63m)

Spacious with Dining Room and Balcony Access

Balcony

6' 6" x 6' 3" (1.98m x 1.91m)

Kitchen

10' 11" x 7' 6" (3.33m x 2.29m)

Integrated Oven, Neutral Cabinetry, Access to Utility and Freestanding Appliance Space

Utility

6' 6" x 5' 3" (1.98m x 1.60m)

Bedroom 1

10' 6" x 10' 2" (3.20m x 3.10m)

Bedroom 2

12' x 9' 6" (3.66m x 2.90m)

Has 2x Built-In Wardrobes

Bathroom

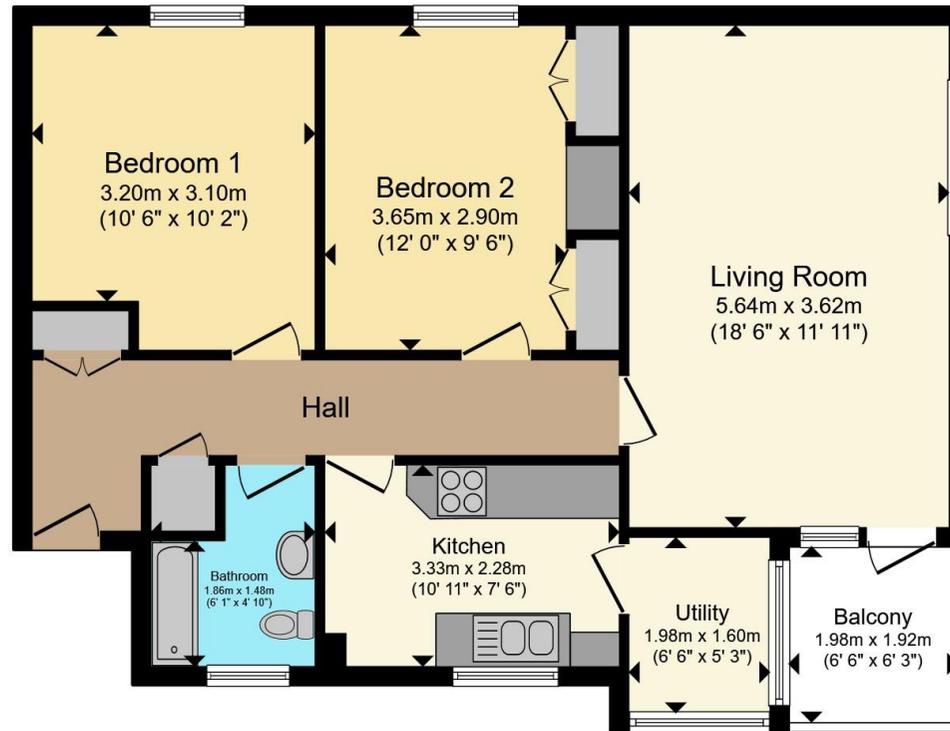
6' 1" x 4' 10" (1.85m x 1.47m)

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









Total floor area 70.1 m² (755 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



To view this property please contact Connells on

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409 Shirley Road Shirley
 SOUTHAMPTON SO15 3JD

EPC Rating: E Council Tax
 Band: A

Service Charge: 593.67 Ground Rent:
 10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SSR312316

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1987. 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.



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