



Connells

Lower Brownhill Road
Southampton



Property Description

A well maintained 2/3 bedroom flat offering stylish and versatile accommodation in a convenient Southampton location. Presented in excellent condition throughout, the property features two generous bedrooms alongside a flexible third bedroom, ideal as a home office, nursery or study. The stunning contemporary kitchen has been thoughtfully designed with modern finishes, while the stylish shower room has been finished to a high standard. Outside, the property benefits from its own private garden, providing the perfect space for relaxing or entertaining. Residents' parking is also available. Property benefits from 2 two sheds for extra storage space. Situated close to local shops, transport links and everyday amenities, this attractive home is ideal for first-time buyers, young families or investors. Early viewing is highly recommended.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

Entrance Hall

Lounge

14' 1" x 11' 10" (4.29m x 3.61m)

Kitchen

9' 11" x 8' 1" (3.02m x 2.46m)

Bedroom One

11' 11" x 11' 10" (3.63m x 3.61m)

Bedroom Two

11' 11" x 9' 2" (3.63m x 2.79m)

Utility Room/ Bedroom Three

Shower Room

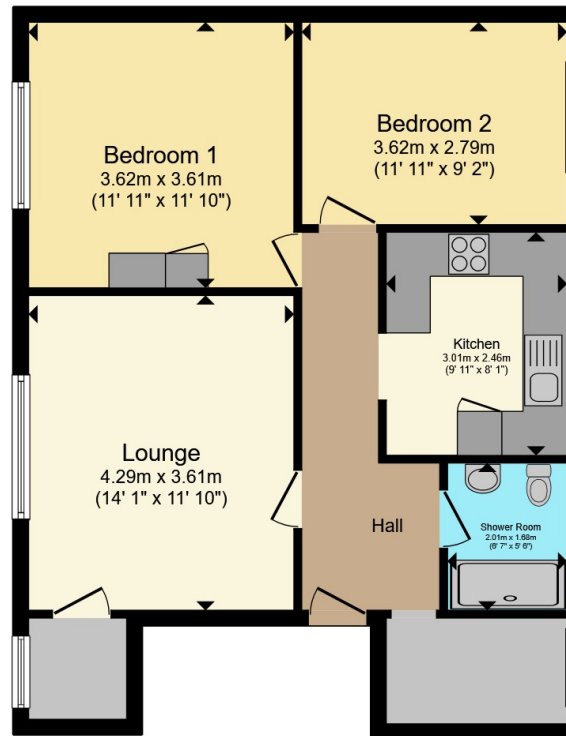
6' 7" x 5' 6" (2.01m x 1.68m)

Residents Parking









Total floor area 64.4 m² (693 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

Connells

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: 824.00 Ground Rent:
9.95

Tenure: Leasehold

view this property online connells.co.uk/Property/SSR313149

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1988. 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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