



Connells

Blandford House Irving Road
Southampton



Property Description

Connells are marketing this top floor split-level flat, boasting a modern and versatile layout - perfect for many buyers alike. The living room provides ample space to relax and unwind as well as dine if desired. It is also home to built-in storage and large windows to allow plenty of natural light.

The fitted kitchen is adjacent to the lounge, and features neutral cabinetry, freestanding appliance space and built-in storage creating a practical and inviting setting. Upstairs, you'll find two well-proportioned bedrooms, both home to built-in wardrobes to maintain a clutter-free environment. The modern bathroom completed this contemporary flat with a three-piece suite comprising a toilet, hand-wash basin with storage, and bath with an attached shower. Additional benefits include electric heating, double glazing and resident parking.

Located in Millbrook, it is a short drive to Southampton General Hospital and Shirley High Street, with a wide selection of shops, supermarkets, bars, and restaurants, as well as nearby recreational grounds. Southampton City Centre is only a few minutes further, offering even more amenities, while several train stations, including Southampton Central, are easily accessible. Excellent transport links to the M3 and M27 make commuting simple and convenient.

Hallway

Living Room

14' 11" x 12' 6" (4.55m x 3.81m)

Spacious with Dining Space & Built-In Storage

Kitchen

9' 5" x 5' 2" (2.87m x 1.57m)

Fitted with Neutral Cabinetry, Built-In Storage & Freestanding Appliance Space

Stairs Leading To First Floor

Landing

Bedroom 1

15' x 12' 8" (4.57m x 3.86m)

Has Built-In Wardrobe

Bedroom 2

13' 9" x 8' 8" (4.19m x 2.64m)

Has Built-In Wardrobe

Bathroom

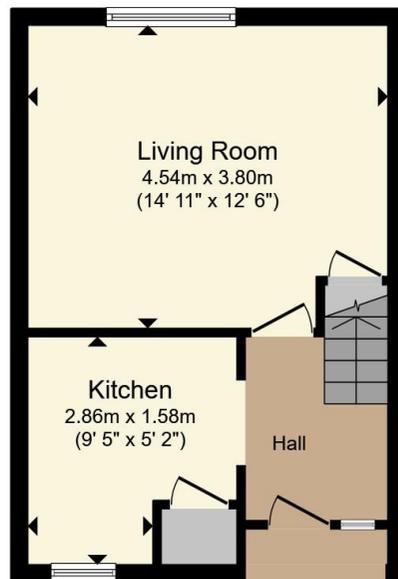
8' 3" x 5' 10" (2.51m x 1.78m)

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

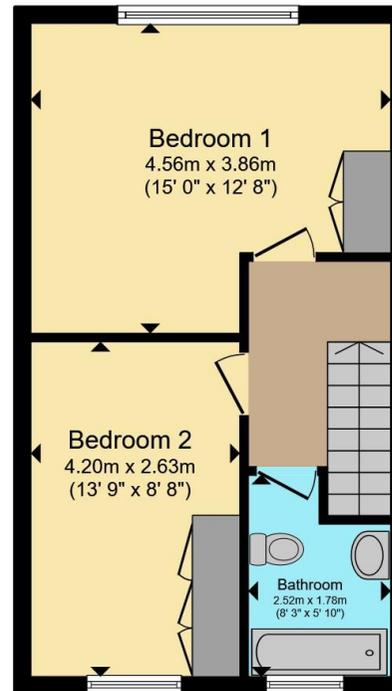








Ground Floor



First Floor

Total floor area 67.9 m² (731 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:
2282.00

Ground Rent:
9.95

Tenure: Leasehold

view this property online connells.co.uk/Property/SSR312728

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2019. 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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