





Property Description

A well-presented ground floor apartment for the over 55s, situated within a smart, award-winning and well-insulated development of quality residences. The property benefits from economical heating and low ongoing costs, including water, along with low council tax.

The accommodation comprises a spacious lounge with an attractive outlook and direct access to a private patio area and space for dining. There is a fully fitted kitchen, a double bedroom, and a bathroom fitted with a shower. The apartment is carpeted throughout and features a high-security, fire-resistant front door. The ground floor position offers convenient, step-free access, with lift access also available within the building, along with communal covered parking.

The development itself offers a welcoming foyer with secure entry, level access for ease of mobility, and well-maintained communal areas, all regularly cleaned and cared for. Recognised for its energy efficiency, the development is surrounded by neatly tended communal grounds.

Conveniently located within easy reach of local shops, public transport links, healthcare facilities, and a range of everyday amenities, this property offers comfortable, low-maintenance living in a desirable setting.

Entrance Hall

Carpeted, with storage cupboard and access to all rooms.

Lounge

21' 10" x 12' 4" (6.65m x 3.76m)

Spacious reception room with patio doors leading to private outdoor area, space to one side for dining set.

Kitchen

12' 4" x 7' 5" (3.76m x 2.26m)

Fitted kitchen with wall and base units and integrated appliances.

Bedroom

15' 6" x 7' 11" (4.72m x 2.41m)

Double bedroom with built-in wardrobes.

Shower Room

Walk-in shower, wash basin and WC.

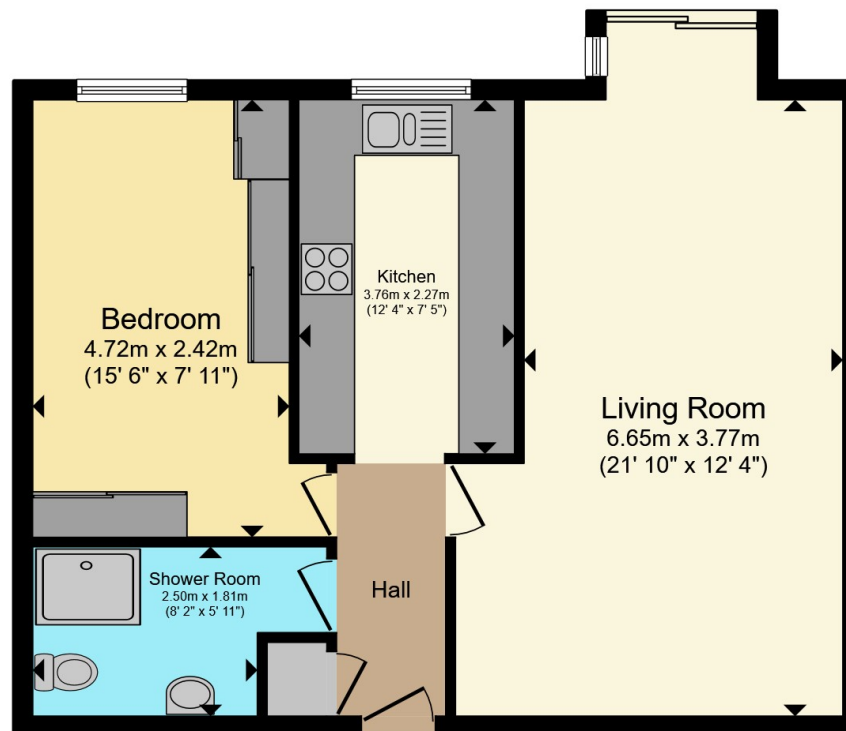
Outside

Private patio area and access to communal grounds.









Total floor area 59.2 m² (638 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
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EPC Rating: C

Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SSR312941

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.

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Property Ref: SSR312941 - 0005