



The Lennox Building Mercator Close
SOUTHAMPTON



Property Description

Connells are bringing to market this two-bedroom second-floor flat set within the sought-after area of Maybush. You are welcomed into a well-laid-out hall complete with two handy storage cupboards, perfect for hanging coats, storing shoes and keeping a clutter-free environment. The open-plan kitchen and living room offers a spacious and sociable layout, ideal for hosting and entertaining, with ample room for a dining area if desired. From here, you can step straight out onto the private balcony, the perfect spot to relax. The kitchen itself features neutral cabinetry, an integrated oven, integrated fridge/freezer, and additional freestanding appliance space, making it both practical and contemporary. Both bedrooms are well-sized, with the second room offering great flexibility as a home office if preferred. The bathroom is a modern three-piece suite, comprising a toilet, hand-wash basin, bath with attached shower, heated towel rail and a mirrored storage cabinet.

Further benefits include gas central heating, double glazing, and allocated parking, making this a turn-key opportunity suitable for families, first-time buyers, young couples and commuters alike.

Positioned next to Tesco Express and within easy reach of Southampton General Hospital, the flat enjoys excellent convenience. It has local shops, green spaces and schools, with frequent bus routes to the city centre, the central train station and surrounding areas. The M271 and M27 are also close by.



Hallway

Has 2x Built-In Storage Cupboards

Living Room/Kitchen

18' 9" x 14' 5" (5.71m x 4.39m)

Open-Plan with Balcony

Bedroom 1

13' 7" x 9' 5" (4.14m x 2.87m)

Bedroom 2

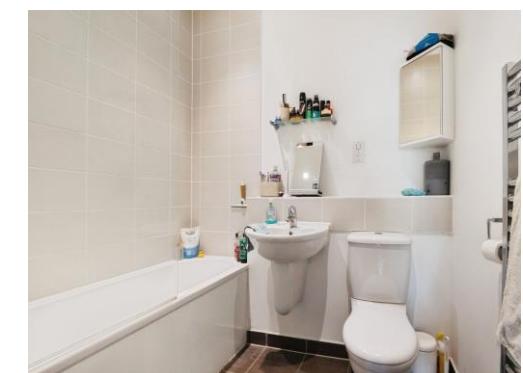
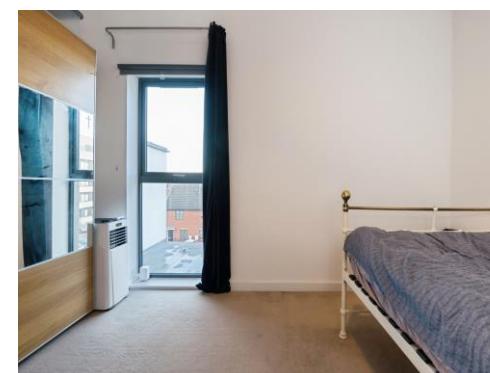
8' 10" x 7' 6" (2.69m x 2.29m)

Bathroom

7' x 5' 7" (2.13m x 1.70m)

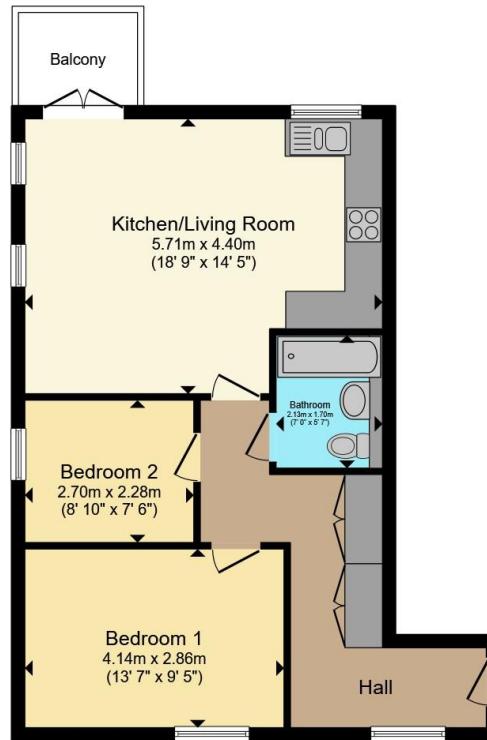
Three-Piece with Toilet, Hand-Wash Basin, Bath with Attached Shower, Mirrored Storage Cabinet & Heated Towel Rail

Balcony









Total floor area 57.7 m² (622 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: B
 Council Tax
 Band: A

Service Charge:
 2265.16

Ground Rent:
 200.00

Tenure: Leasehold

[view this property online connells.co.uk/Property/SSR312536](http://www.connells.co.uk/Property/SSR312536)

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 May 2016. 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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