



**Connells**

Belle Moor Gate Belle Moor Road  
SOUTHAMPTON



### Property Description

Connells are bringing to market this perfect first purchase opportunity! It is a two bedroom second floor property in the highly sought-after Upper Shirley. Comprised of a spacious lounge with ample room for a dining table and double doors that lead directly to the kitchen, creating a great layout for hosting and entertaining guests. The kitchen is fitted and fully integrated with plenty of cupboard storage. The master bedroom is well-sized double with a three-piece ensuite. Made up of a toilet, hand-wash basin, shower and heated towel rail. The second bedroom is slightly smaller - perfect for a child's bedroom, dressing room or study - depending on your needs! The main bathroom is a three-piece suite boasting a hand-wash basin, storage, a toilet, heated towel rail, and a bath with attached shower. The hallway also holds an additional storage cupboard for extra convenience. Further benefits are double glazing, electric central heating, a communal garden and allocated parking.



This home is just a short distance from Southampton General Hospital and The University, with excellent transport links to the city centre and beyond. Local shops are available closeby in Shirley, as well as education for all ages - making it perfect for families. Pet owners will appreciate the proximity to several veterinary clinics and Southampton Common is right on your doorstep, with Southampton Sports Centre not a far drive. There are easy access routes to the M3 and M27 and Southampton Airport.

## Hallway

Has Built-In Storage

## Living Room

13' 9" x 13' 3" ( 4.19m x 4.04m )

Has Ample Dining Space

## Kitchen

13' 3" x 5' 10" ( 4.04m x 1.78m )

Fully Integrated with Neutral Cabinetry

## Bedroom 1

11' 3" x 10' ( 3.43m x 3.05m )

Double with Shower Room Ensuite

## Ensuite

6' 7" x 6' 1" ( 2.01m x 1.85m )

Three-Piece Shower Room with Shower, Toilet, Hand-Wash Basin & Heated Towel Rail

## Bedroom 2

9' 9" x 8' 1" ( 2.97m x 2.46m )

## Bathroom

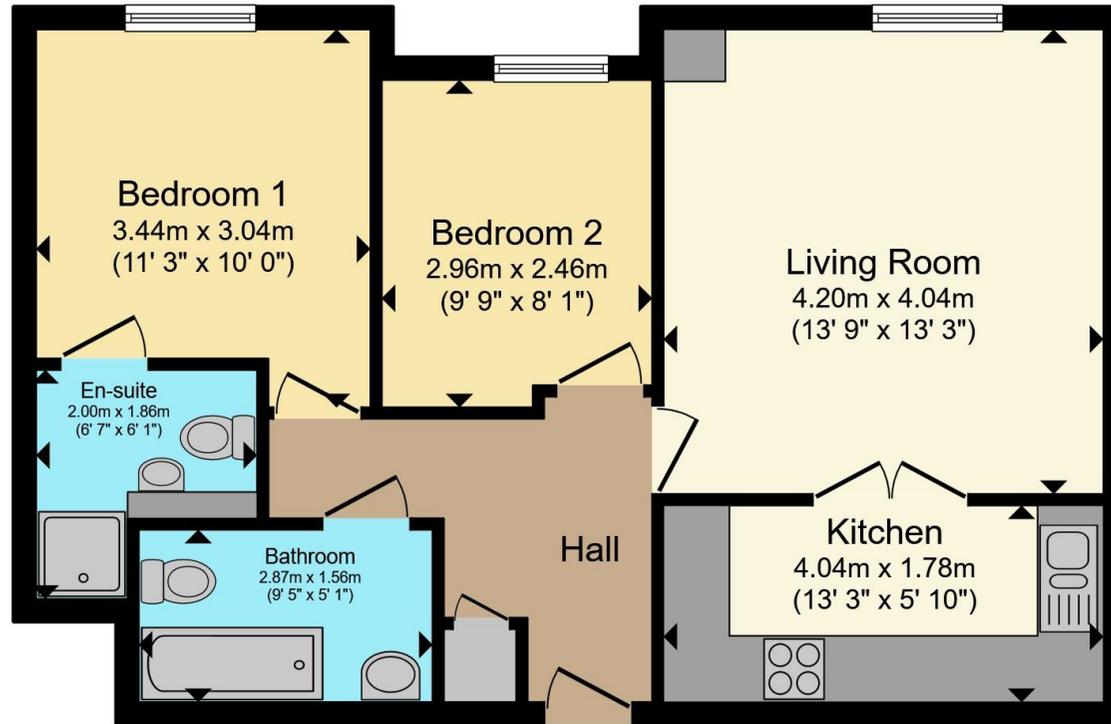
9' 5" x 5' 1" ( 2.87m x 1.55m )

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









Total floor area 56.9 m<sup>2</sup> (612 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](http://www.propertybox.io)



To view this property please contact Connells on

**T 02380 789 351**  
**E [shirley@connells.co.uk](mailto:shirley@connells.co.uk)**

409 Shirley Road Shirley  
 SOUTHAMPTON SO15 3JD

EPC Rating: C Council Tax  
 Band: B

Service Charge: 912.21 Ground Rent:  
 85.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SSR312648](http://connells.co.uk/Property/SSR312648)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2001. 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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