



Connells

Malmesbury Road
SOUTHAMPTON



Property Description

Connells are delighted to bring to the market this one bedroom first floor maisonette apartment, situated in the highly convenient and sought-after location of Shirley. This first-floor apartment would make an ideal first time buy or investment purchase as it is comprised of a spacious living room with both dining and desk space available - great for workers or small couples. The kitchen is fitted with neutral cabinetry and a mix of both integrated and freestanding appliances, while the three-piece bathroom is comprised of hand-wash basin with storage, toilet, mirrored storage cabinet and a bath with attached shower. The double bedroom completes this property with ample freestanding storage space to maintain a clutter-free look. Further benefits to this property are a fully boarded loft with ladder, enclosed communal yard, gas central heating, double glazing and garage parking. A viewing is highly recommended to truly appreciate the accommodation we have to offer here on Malmesbury Road.

The property is conveniently located centrally between Southampton's most popular shopping high streets. From clothing to groceries, to something luxury, you're covered with this location. For those with demanding work travels, several schools are nearby, there are two train stations within walking distance, and easy access to the M27/M3 as well as easy transport links to get around the city.

Hallway

Living Room

14' 1" x 13' 10" (4.29m x 4.22m)

Spacious with Dining and/or Desk Space

Kitchen

9' 3" x 9' 1" (2.82m x 2.77m)

Fitted with Neutral Cabinetry and Integrated & Freestanding Appliances

Bedroom

11' 2" x 10' 6" (3.40m x 3.20m)

Double Bedroom

Bathroom

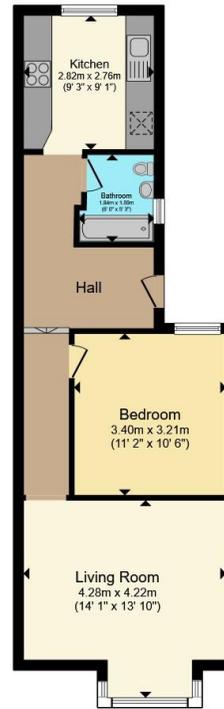
6' x 5' 3" (1.83m x 1.60m)

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









First Floor

Total floor area 49.2 m² (530 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: D Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SSR312676

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Dec 2005. 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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