



Connells

Linford Crescent
Southampton



Property Description

Back on the market following refurbishment with new carpets throughout, Connells present this two-bedroom top-floor flat offered with NO CHAIN.

The entrance hall features two built-in storage cupboards, ideal for coats and shoes. The spacious living room offers ample room for lounge and dining areas, with access to a balcony overlooking green spaces. The kitchen includes neutral units, an integrated oven, space for appliances, and access to a utility/study area. Both bedrooms are well-proportioned, with the second benefitting from built-in wardrobes. The bathroom comprises a three-piece suite with shower over bath.

Further benefits include double glazing, electric heating, and communal parking. Ideally located with great transport links, schooling, and easy access to the City Centre, Common, and Sports Centre.

10' 11" x 7' 6" (3.33m x 2.29m)

Integrated Oven, Neutral Cabinetry, Access to Utility and Freestanding Appliance Space

Utility

6' 6" x 5' 3" (1.98m x 1.60m)

Bedroom 1

10' 6" x 10' 2" (3.20m x 3.10m)

Bedroom 2

12' x 9' 6" (3.66m x 2.90m)

Has 2x Built-In Wardrobes

Bathroom

6' 1" x 4' 10" (1.85m x 1.47m)

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

Hallway

Has 2x Storage Cupboards

Living Room

18' 6" x 11' 11" (5.64m x 3.63m)

Spacious with Dining Room and Balcony Access

Balcony

6' 6" x 6' 3" (1.98m x 1.91m)

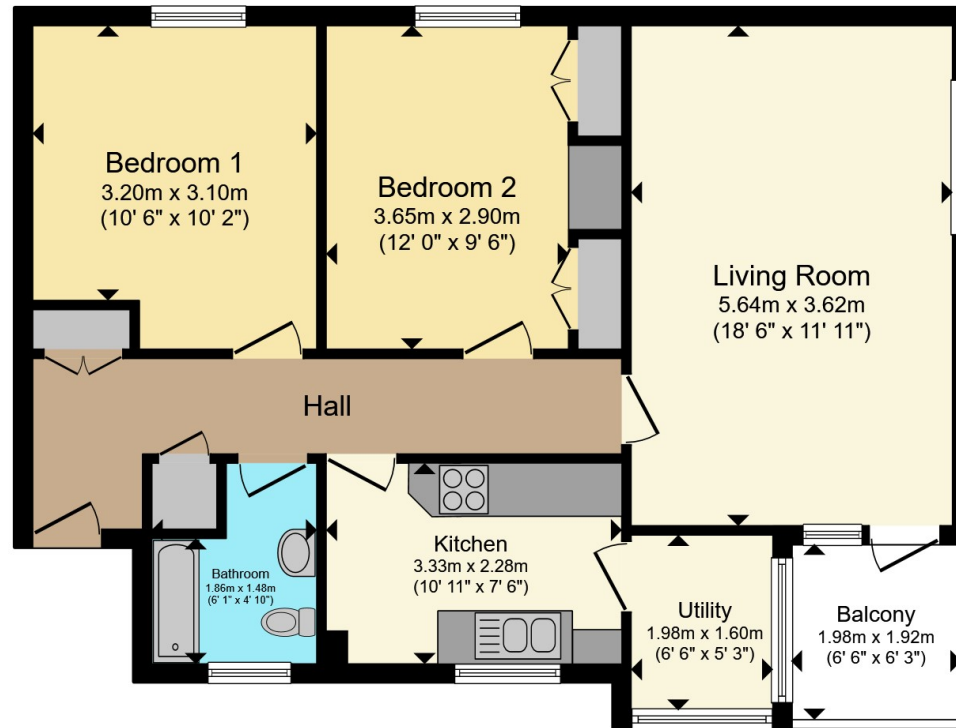
Kitchen











Total floor area 70.1 m² (755 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: E Council Tax Band: A

Service Charge: 593.67 Ground Rent: 10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SSR312316

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1987. 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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