



**Connells**

Kern Close  
Southampton



### Property Description

\*\*LEASE IN THE PROCESS OF BEING EXTENDED\*\* Connells are excited to bring to market this one-bedroom ground-floor flat in excellent condition in the highly convenient Maybush area! Benefiting from allocated parking, and a communal garden. The flat is comprised of a storage cupboard in the hallway, a spacious living room, that flows into the modern kitchen with ample cupboard space and fitted appliances (washing machine and undercounter fridge included). The bedroom is a double with built-in cupboard storage around the bed, and a three-piece bathroom with a Toilet, Hand-Washing Basin & Bath with Attached Shower. This property also benefits from electric central heating and double glazing! A viewing is highly recommended to see the true beauty of this property!

Local amenities include Lead brand shops and takeaways located nearby, access to Southampton General and Princess Anne Hospitals, bus service to Southampton City Centre and Shirley shopping centre. Located nearby are recreational parks, Southampton Sports Centre, The Common and access to Central train station and motorway links M3/M27 to major routes.

## Hallway

Has Storage Cupboard

## Storage Cupboard

In Hallway

## Bathroom

7' 4" x 6' 1" ( 2.24m x 1.85m )

Three-Piece Bathroom with a Toilet, Hand-Washing Basin & Bath with Attached Shower.

## Living Room

11' 9" x 10' 9" ( 3.58m x 3.28m )

## Bedroom

9' 2" x 7' 7" ( 2.79m x 2.31m )

Has Built-In Cupboard Storage Over Bed

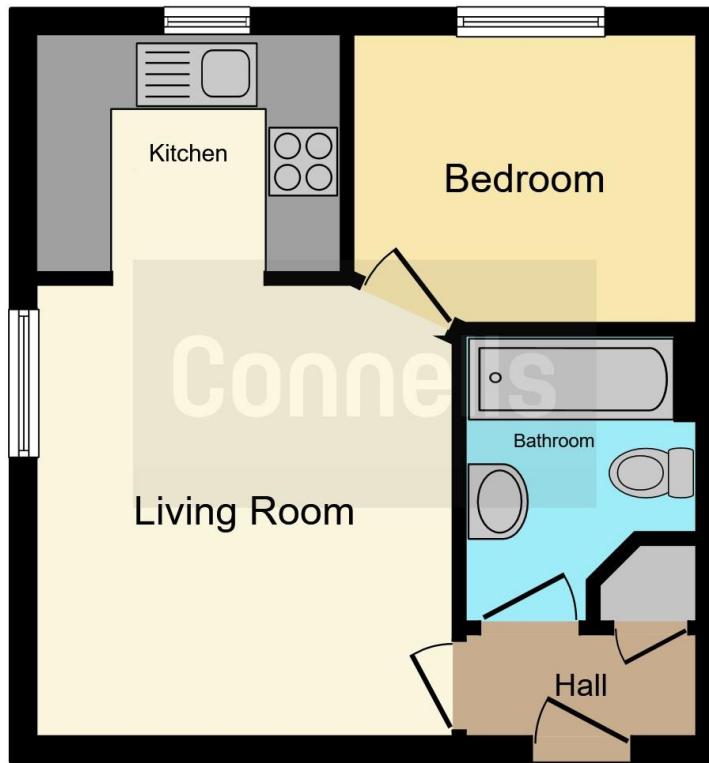
## Kitchen

7' 9" x 6' 2" ( 2.36m x 1.88m )









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.focalagent.com](http://www.focalagent.com)

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: D    Council Tax  
 Band: A

Service Charge: 860.00    Ground Rent:  
 212.00

Tenure: Leasehold

**[view this property online](http://www.connells.co.uk/Property/SSR312631)** [connells.co.uk/Property/SSR312631](http://www.connells.co.uk/Property/SSR312631)

This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Sep 1991. 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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**



Property Ref: SSR312631 - 0005