



Connells

Minster Court Paynes Road
Southampton



Property Description

Connells are bringing to market this two bedroom ground floor apartment, offered with NO CHAIN. The property benefits from built-in storage in the hallway and a spacious living room with ample space for a dining table and chairs, seamlessly flowing into the kitchen. The kitchen features neutral cabinetry, an integrated oven, and space for freestanding appliances.

Generously sized bedrooms offering plenty of room for bedroom furniture, including wardrobes and additional storage, while the three-piece bathroom comprises a toilet, hand-wash basin with mirrored storage cabinet, and a bath with attached shower. Further benefits include residents parking, electric heating and access to communal gardens.

Located in the sought-after Freemantle area, the home is within walking distance of Shirley High Street, offering easy access to supermarkets, coffee shops, doctors' surgeries and Southampton General Hospital. Excellent transport links include Southampton Central and Millbrook Stations, frequent bus routes, and nearby access to the M27 and M3. Local parks, schools, and amenities are also close by, making this an ideal home for first-time buyers and investors alike.



Hallway

Living Room

15' 4" x 10' 7" (4.67m x 3.23m)

Kitchen

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

Bedroom One

10' 9" x 9' 9" (3.28m x 2.97m)

Bedroom Two

9' 9" x 6' 6" (2.97m x 1.98m)

Bathroom

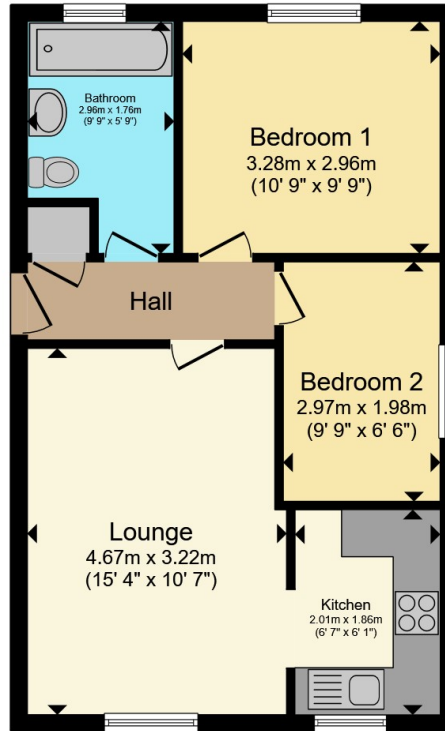
9' 9" x 5' 9" (2.97m x 1.75m)

Has Built-In Storage









Total floor area 46.4 m² (499 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: B

Service Charge:
 1540.00

Ground Rent:
 224.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SSR313033

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 1989. 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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