



Connells

Cumbrian Way
SOUTHAMPTON



Property Description

This contemporary two-bedroom apartment offers bright, modern living with well-designed accommodation throughout. The property is finished to a high standard and benefits from a spacious open-plan lounge and kitchen, creating an excellent central living space with direct access to a private balcony.

The kitchen area is fitted with a sleek range of modern units and integrated appliances, making it both practical and stylish, while wood flooring and generous natural light enhance the overall feel of the apartment.

There are two well-proportioned double bedrooms, with the main bedroom enjoying the added convenience of fitted storage and a modern en-suite shower room. A separate family bathroom serves the second bedroom and guests.

Externally, residents benefit from an enclosed communal rear area which includes bin storage, a small grassed area, and a private, lockable storage shed allocated to the apartment. Access is available directly from the building or via wrought iron gates to the side.

The property would suit a range of buyers including first-time purchasers, downsizers or investors, and must be viewed to fully appreciate the space and quality on offer. NO CHAIN!!!

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property

purchase does not go ahead.

Entrance Hall

Welcoming entrance hall with two useful storage cupboards and doors leading to all principal rooms, providing excellent everyday practicality.

Lounge/Kitchen

22' 8" x 16' 1" (6.91m x 4.90m)

A bright and spacious open-plan living area with wood flooring, double glazed windows and a door opening onto the balcony. The lounge space comfortably accommodates seating and dining areas, while the kitchen is fitted with a modern range of wall and base units, worktops and sink. Integrated appliances include an oven, hob, fridge/freezer, dishwasher and washing machine, with ample storage throughout.

Bedroom One

12' 2" x 9' 10" (3.71m x 3.00m)

A generous double bedroom with double glazed window, built-in storage cupboard, radiator and power points. Door leading to a private en-suite.

En-Suite

Modern en-suite shower room comprising a wash hand basin with storage beneath, WC and a double shower cubicle. Fully tiled and complemented by a heated towel rail.

Bedroom Two

12' 2" x 8' 10" (3.71m x 2.69m)

Second double bedroom with double glazed window, radiator and power points, ideal for guests, a home office or additional family members.

Family Bathroom

Contemporary bathroom suite featuring a WC, wash hand basin and panelled bath with shower over. Fully tiled with a heated towel rail.

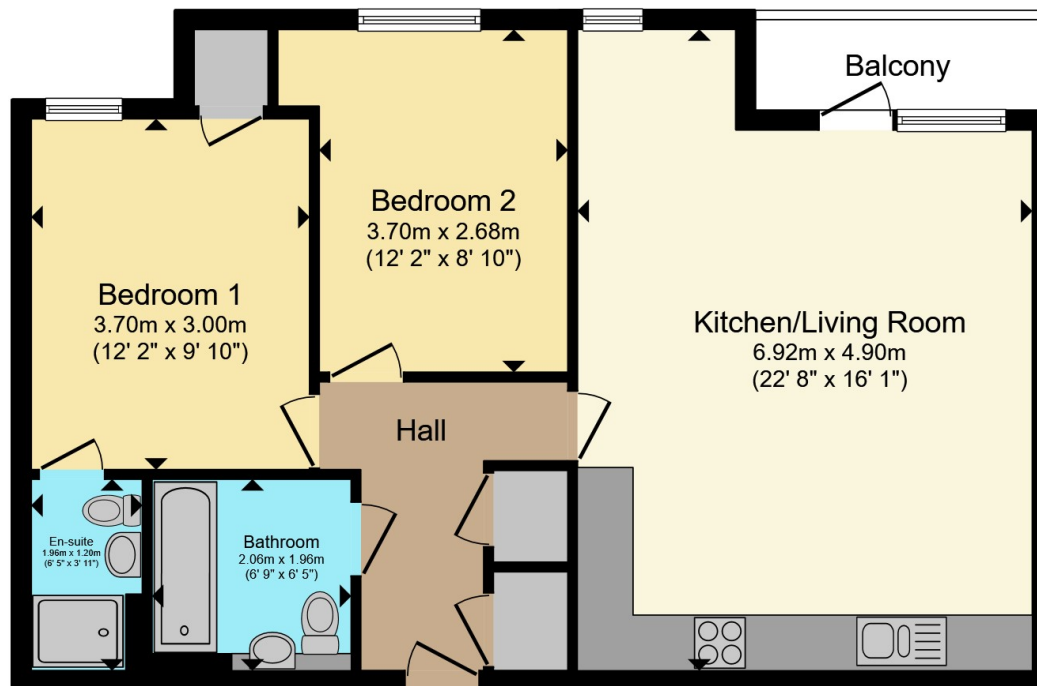
Outside

Enclosed communal rear area providing bin storage, access to an individual lockable storage shed, and a small grassed section. The area can be accessed from within the apartment building or via wrought iron gates located to the side.









Second Floor

Total floor area 69.4 m² (747 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

Connells

To view this property please contact Connells on

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409 Shirley Road Shirley
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EPC Rating: C Council Tax
Band: B

Service Charge:
1125.00

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SSR312906

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2104. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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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