



Connells

Winchester Road
Southampton



Property Description

This well-presented one-bedroom ground floor maisonette is located in the highly sought-after area of Shirley and is offered with no forward chain. The property is in excellent condition throughout and would make an ideal first-time purchase or investment opportunity. The accommodation includes a modern refitted kitchen, lounge, modern shower room and a double bedroom. Additional benefits include communal garden space and a block-paved parking area to the rear.

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.

Hallway

Entrance hallway with doors leading to the lounge, shower room and bedroom.

Lounge

15' 11" x 10' 7" (4.85m x 3.23m)

Located to the rear of the property with two double-glazed windows providing plenty of natural light and overlooking the communal garden. Door leading to the kitchen.

Kitchen

8' 1" x 7' 4" (2.46m x 2.24m)

Modern fitted kitchen with white shaker-style base and eye-level units, granite-effect work surfaces and inset white sink. Further features include an electric stainless-steel oven, halogen hob with extractor over and space for a fridge freezer.

Shower Room

11' 7" x 5' 9" (3.53m x 1.75m)

Fitted with a modern three-piece suite comprising a double shower unit with chrome mixer shower, pedestal wash hand basin and low-level WC. Double-glazed window to the side and built-in storage cupboard housing the water heater.

Bedroom

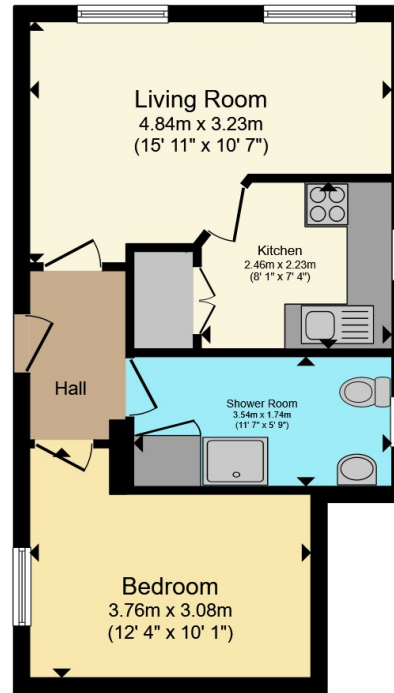
12' 4" x 10' 1" (3.76m x 3.07m)

Double bedroom with a double-glazed window to the front aspect.









Ground Floor

Total floor area 39.7 m² (428 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: E

Council Tax
 Band: A

Service Charge:
 2291.33

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SSR312868

This is a Leasehold property with details as follows; Term of Lease 189 years from 05 Mar 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.

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