



**Connells**

Cuckmere Lane  
SOUTHAMPTON



### Property Description

Connells are bringing to market this well-presented two-bedroom third-floor flat in Millbrook. The property offers a welcoming hall with built-in storage and an additional cupboard, ideal for coats and shoes, leading to a spacious living room with ample dining space and access onto a balcony-perfect for a little table and chairs and relaxing outdoors. The kitchen features sleek neutral cabinetry, an integrated oven, freestanding appliance space, and a store room for additional storage. Both bedrooms are doubles, with the second bedroom benefiting from two built-in wardrobes. The bathroom is a three-piece suite with a bath and attached shower, hand-wash basin with storage, toilet, and a mirrored storage cabinet. Additional benefits include gas central heating, double glazing, communal and on-road parking.

The flat is conveniently located with easy access to Southampton General and Princess Anne Hospitals, local parks, and Southampton Sports Centre. Transport links are excellent, with buses to Southampton City Centre and Shirley shopping centre, the Redbridge train station nearby, and quick access to the M271. Shirley High Street is just a short drive away, offering a variety of shopping, dining, and entertainment options.



## Hallway

Has 2x Built-In Storage Cupboards

## Living Room

11' 9" x 18' 4" ( 3.58m x 5.59m )

Has Access to Balcony and Ample Dining Space

## Balcony

6' 5" x 6' 1" ( 1.96m x 1.85m )

## Kitchen

11' x 8' 2" ( 3.35m x 2.49m )

Has Integrated Oven, Freestanding Appliance Space, Neutral Cabinetry & Access to Additional Store Room

## Store Room

4' 9" x 6' 4" ( 1.45m x 1.93m )

## Bedroom 1

10' 4" x 10' 1" ( 3.15m x 3.07m )

## Bedroom 2

9' 5" x 11' 8" ( 2.87m x 3.56m )

Has 2x Built-In Wardrobes

## Bathroom

6' MAX x 6' 5" MAX ( 1.83m MAX x 1.96m MAX )

Three-Piece with Toilet, Bath with Attached Shower, Hand-Wash Basin with Storage, Toilet & Mirrored Storage Cabinet









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

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409 Shirley Road Shirley  
SOUTHAMPTON SO15 3JD

EPC Rating: D Council Tax  
Band: A

Service Charge: 421.68 Ground Rent:  
10.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SSR312385](http://connells.co.uk/Property/SSR312385)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1988. 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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