



Connells

Richville Road  
SOUTHAMPTON



### Property Description

Connells are delighted to bring to the market this contemporary two bedroom first floor maisonette apartment with a share of freehold, situated in the highly convenient and sought-after location of Shirley. It is comprised of a spacious living room home to a gorgeous bay window as well as dining and/or desk space available - great for workers or small families. The lounge flows into the fitted kitchen boasting neutral, sleek cabinetry with a mix of both integrated and freestanding appliances, while the modern three-piece shower room is comprised of hand-wash basin with storage, toilet, built-in storage, heated towel rail and a shower. The master bedroom is a double with a built-in mirrored sliding wardrobe, and the second is a single, perfect for small families, workers or investors as its the perfect childs room or work space. Further benefits is a large, privately enclosed garden with a shed and side access, built-in storage & access to attic for extra storage on landing, gas central heating, double glazing and permit parking.



Situated within walking distance of Shirley High Street, residents have access to a variety of shops, restaurants, and supermarkets. Excellent transport links include easy access to the M271 and M27, making this home ideal for commuters. Westquay Shopping Centre and Southampton Common are both within a 10-minute drive, offering shopping, dining, and green spaces for leisure and relaxation.

## Hallway

Has Built-In Storage

## Living Room

14' 6" x 13' ( 4.42m x 3.96m )

Modern Decor with Bay Window & Desk/Dining Space

## Kitchen

9' 11" x 5' 11" ( 3.02m x 1.80m )

Fitted with Sleek, Neutral Cabinetry and both Freestanding & Integrated Appliance Space

## Bedroom 1

9' 11" x 9' 3" ( 3.02m x 2.82m )

Has Built-In Mirrored Sliding Wardrobe

## Bedroom 2

9' 11" x 6' 8" ( 3.02m x 2.03m )

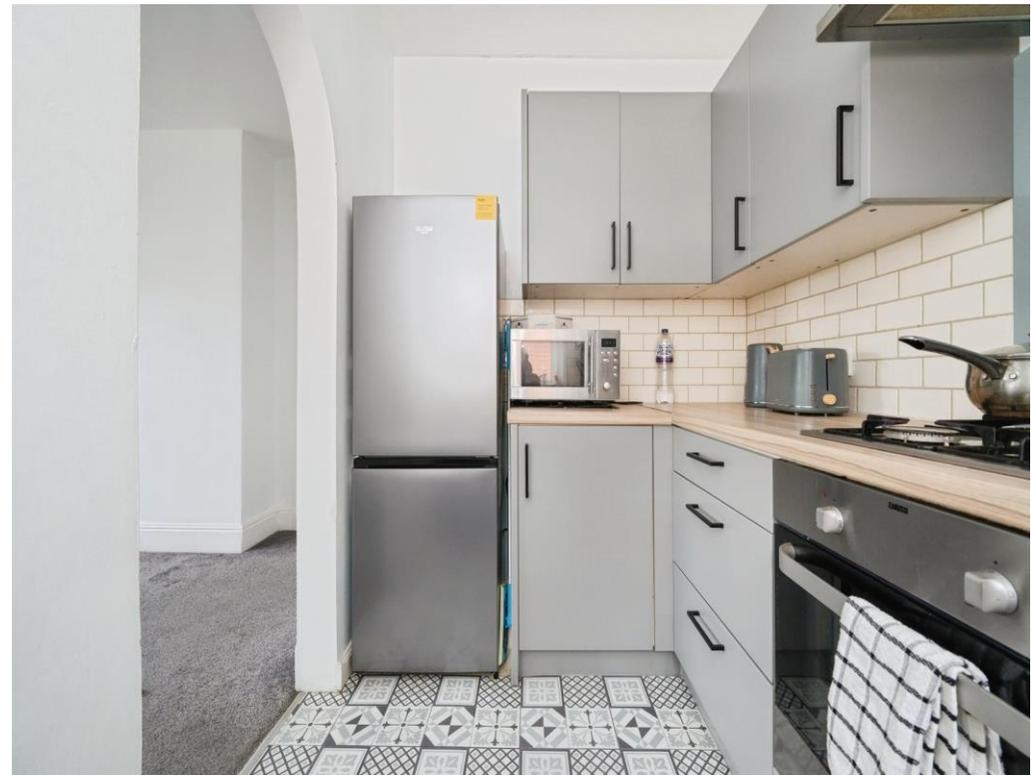
## Shower Room

9' 11" x 4' 9" ( 3.02m x 1.45m )

Three-Piece Shower Room with Toilet, Hand-Wash Basin with Storage, Built-In Storage, Shower & Heated Towel Rail

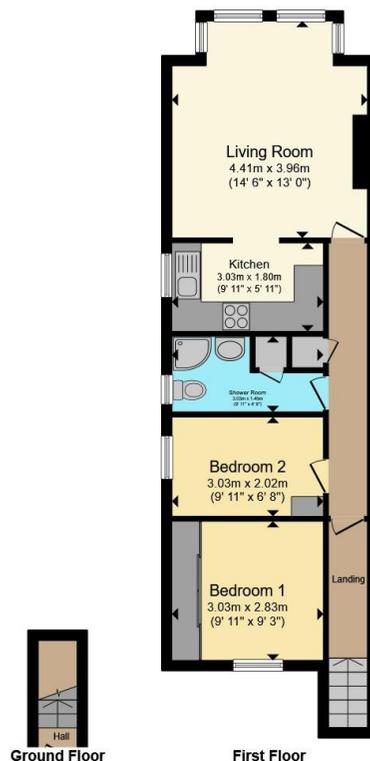
## Attic

Accessed from the Landing for Extra Storage









Total floor area 53.7 m<sup>2</sup> (578 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](http://www.propertybox.io)



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: C Council Tax Band: A

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SSR312721](http://connells.co.uk/Property/SSR312721)**

This is a Leasehold property with details as follows; Term of Lease 1000 years from 01 Jan 1987. 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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