



Connells

Empress Heights College Street
Southampton



Property Description

Connells are bringing to market this TWO BEDROOM second floor flat offered with NO CHAIN. This spacious and well-presented property combines comfort, practicality and convenience, making it perfect for a small family, young couple or those who enjoy entertaining. Upon entering, you're welcomed by a hall with a built-in storage cupboard-ideal for coats and shoes. The open-plan kitchen and living area is generous in size, with ample windows filling the space with natural light. The neutral kitchen features integrated oven and fridge, along with space for freestanding appliances, creating a bright and social setting ideal for gatherings. Both bedrooms are doubles, with the master bedroom offering a modern three-piece en suite including a large shower, hand-wash basin, toilet and heated towel rail, as well as access to a private balcony. The main bathroom is also a three-piece suite with bath and attached shower. Additional benefits include door secured parking with an allocated space, double glazing, electric heating, and access to a communal roof terrace reached by lift or stairs.

Ideally positioned on College Street in Southampton, the property is within close reach of a wide range of shops, amenities, and well-regarded primary schools. The location also offers easy access to the city centre, Westquay Shopping Centre, Oxford Street's lively bars and restaurants, and Southampton Central Station, providing an excellent balance of convenience and lifestyle.

Hallway

Kitchen/Living Room

23' x 14' 9" MAX (7.01m x 4.50m MAX)

Integrated Fridge & Oven with Neutral Cabinetry & Freestanding Appliance Space

Bedroom 1

17' 5" MAX x 14' 9" (5.31m MAX x 4.50m)

Has Access to Shower Room Ensuite & Private Balcony

Shower Room Ensuite

4' 6" x 7' 8" (1.37m x 2.34m)

Three-Piece with Large Shower, Toilet, Hand-Wash Basin & Heated Towel Rail

Bedroom 2

13' 5" x 10' 6" (4.09m x 3.20m)

Bathroom

7' 8" x 6' 3" (2.34m x 1.91m)

Three-Piece with Toilet, Hand-Wash Basin, Bath with Attached Shower & Heated Towel Rail

Balcony

10' 6" x 4' 3" (3.20m x 1.30m)

Accessed from Bedroom 1









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

To view this property please contact Connells on

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409 Shirley Road Shirley
 SOUTHAMPTON SO15 3JD

EPC Rating: C Council Tax
 Band: A

Service Charge:
 4096.80

Ground Rent:
 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SSR311593

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2012. 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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