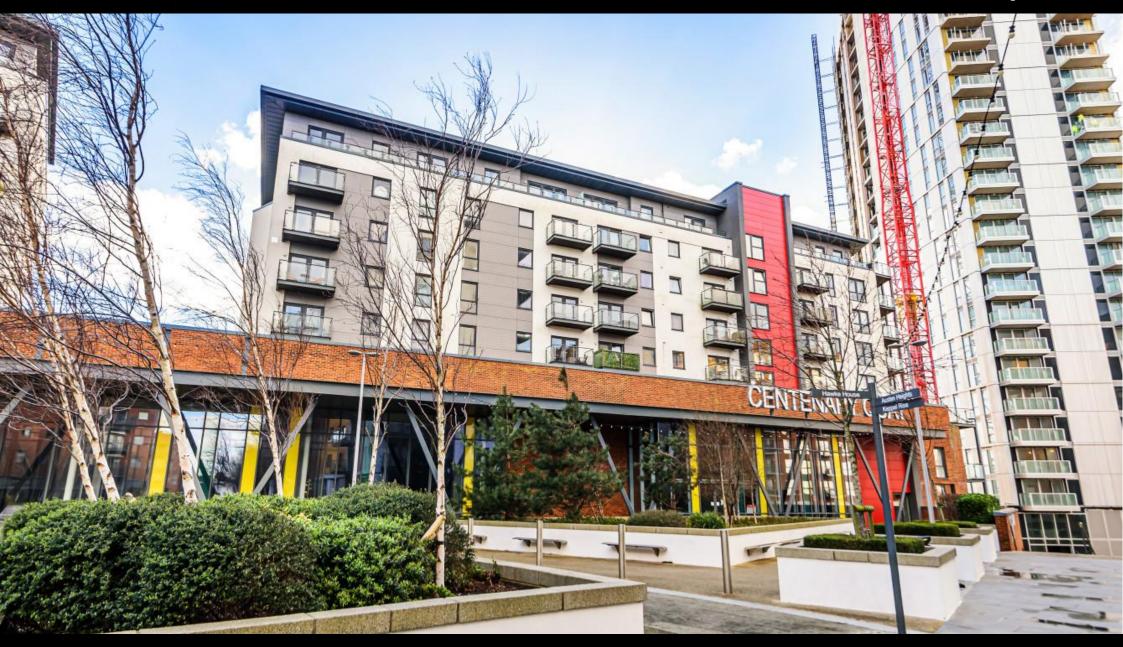


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Fairbourne Court, Denyer Walk, Woolston, Southampton, Hampshire, SO19 9UJ



ACCOMMODATION

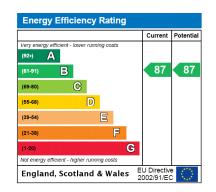
This fantastic fifth floor two bedroom apartment in the popular development of Centenary Quay, Woolston - Southampton's newest and exciting water front development. The apartment is spacious in size with a high level of finish and a private balcony boasting water views. The property has an inviting entrance hallway complete with utility/ storage cupboard which houses the washing machine, two spacious double bedrooms with the main being serviced by a spacious en-suite shower room, bathroom, modern fitted kitchen and lounge. There is also a secure under croft allocated parking space and a lift servicing all floors. The development is close to all local amenities and is located within minutes of the City Centre via the Itchen Bridge.

Balcony 8'5 (2.57) x 4' (1.22) Bedroom 2 11'11 (3.63) x 8'10 (2.69) Bedroom 1 16'5 (5.00) x 9'10 (3.00) max Kitchen / Sitting Room 23'6 (7.16) max x 11'6 (3.51) 00 0 0 **FIFTH FLOOR** Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). @ntd-ecorn 2022. Produced for Charters Estate Agents Limited. REF: 814729 Certified Property Measurer



Approximate Area = 732 sq ft / 68 sq m

For identification only - Not to scale





Scan the QR code to find out more information about this property.

SITUATION

Situated in the popular inner-city suburb of Woolston and within the popular Waterside development of Centenary Quay, the position of this property is ever convenient highlighted with a short walk of around 25 minutes to the commercial centre of Southampton via the Itchen toll bridge with its wealth of amenities including theatre, restaurants and national recognised retail outlets. A railway station is a 10-minute brisk walk away for commuting and further recreational benefits include Victoria Park which boasts coastal proximity and a wealth of picturesque walks and scenery.





SPECIFICATION

- Two bedroom apartment
- Modern kitchen
- Lounge/diner
- Balcony with water views
- Allocated parking
- No forward chain

LOCAL AUTHORITY

Southampton City Council Council Tax Band B

GUIDE PRICE £250,000

TENURE

Leasehold Unexpired Years: 241 Annual Ground Rent: £1200 Ground Rent Increase: TBC Ground Rent Review Period: TBC Annual Service: £ 350 These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.

Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms' employment has the authority to make or give any representation or warranty in respect of the property.

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