



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

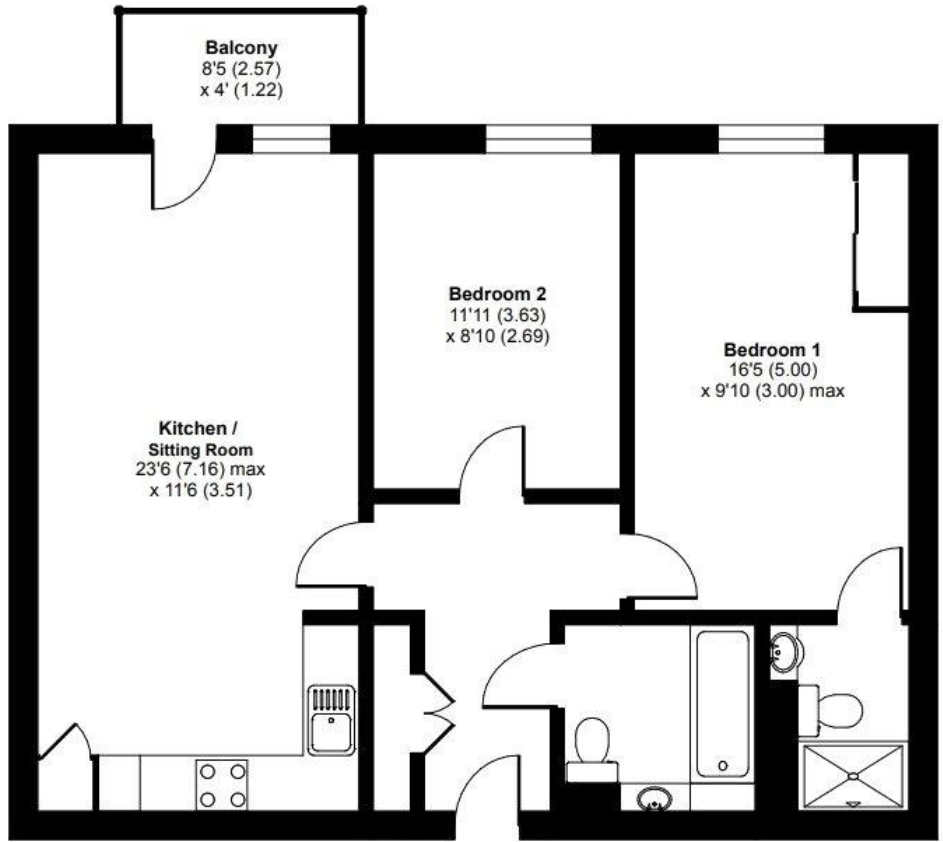


ACCOMMODATION

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.

Approximate Area = 732 sq ft / 68 sq m

For identification only - Not to scale



FIFTH FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rlschem 2022. Produced for Charters Estate Agents Limited. REF: 814729



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	87	87
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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.