





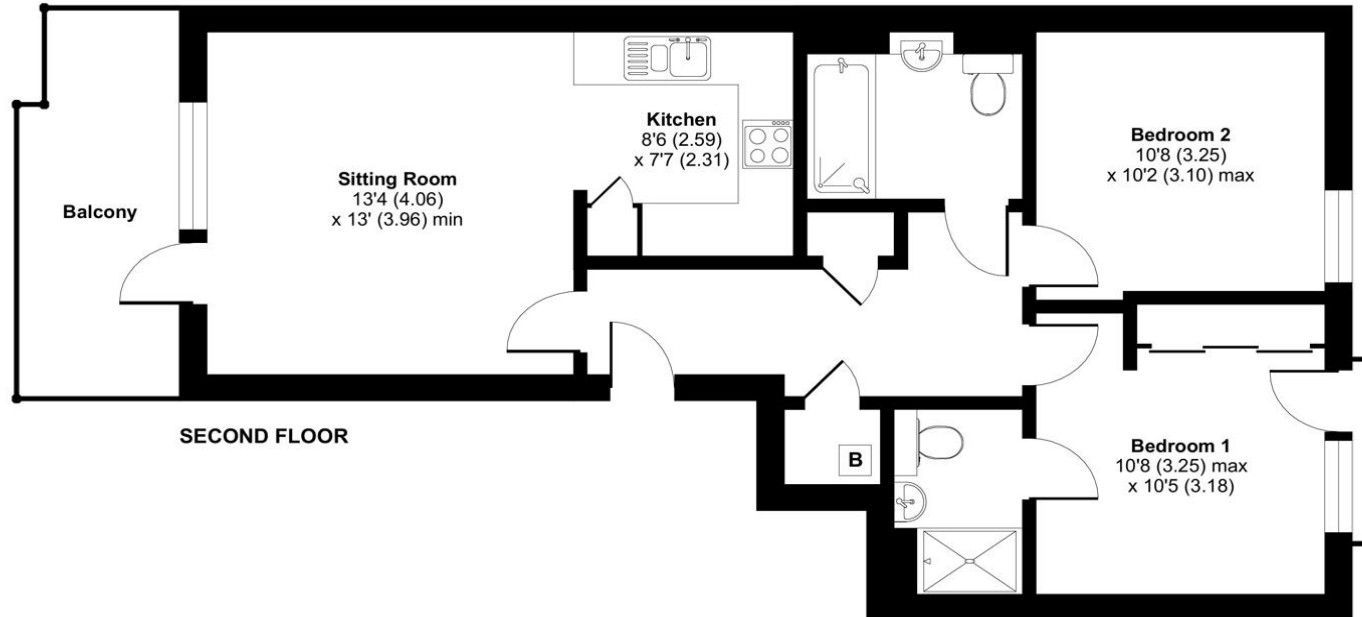
ACCOMMODATION

This third-floor apartment offers a comfortable and modern living space with two double bedrooms, making it an ideal choice for those seeking a cosy yet spacious home on the banks of the River Itchen. As you enter the apartment, you'll immediately notice the abundance of natural light and the stylish design throughout. The open-plan living area provides a seamless flow between the kitchen, perfect for entertaining friends or enjoying quality time with family. The well-equipped kitchen features sleek countertops, contemporary appliances, and ample storage space for all your culinary needs. Adjacent to the living area, a private balcony awaits, where you can unwind and soak in the scenic views of the surrounding neighbourhood. One of the highlights of this apartment is the principal bedroom, which comes complete with an en-suite shower room. The second bedroom is equally inviting and can be used as a guest room, a home office, or as per your requirements. Additionally, the apartment boasts allocated parking, ensuring convenience and ease when it comes to your vehicle. With an allocated parking space, you won't have to worry about searching for parking spots. Centenary Quay itself is a vibrant community, known for its waterfront location and close proximity to various amenities. Whether it's enjoying a leisurely stroll along the quayside or exploring nearby shops, you'll find everything you need within reach.



Approximate Area = 675 sq ft / 62.7 sq m

For identification only - Not to scale



SECOND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	81	83
(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	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Charters Estate Agents Limited. REF: 1002449



SITUATION

Southampton is a thriving commercial port with a population in excess of 250,000 and achieved city status in 1964 due to its contribution to trade and the economy. The city centre offers an extensive range of shopping and leisure facilities ranging from small boutique outlets to major department stores including the landmark West Quay shopping mall. Restaurants, bars and cafes cater for every taste and the Cinema de lux offers the finest film viewing experience. Numerous pleasant parks together with The Common, City golf course and sports centre offer a wide range of leisure opportunities with hundreds of acres of green open space. Premier league football is played at St Marys and the Ageas Bowl is the home of Hampshire cricket hosting domestic and international matches together with live music events. The Guildhall, Mayflower and Nuffield theatres host a wide and eclectic range of plays, opera, ballet and musicals and the public art gallery in the civic centre has a famous and acclaimed collection.



SPECIFICATION

- Third-floor city apartment
- No forward chain
- Open/plan living accommodation
- Two double bedrooms
- En-suite to principal bedroom
- Private balcony
- Allocated parking

LOCAL AUTHORITY

Southampton City Council
Council Tax Band: B

GUIDE PRICE

Asking Price £195,000

TENURE

Leasehold

Unexpired Years: 237 Years Remaining

Annual Ground Rent: £305.66

Ground Rent Increase: TBC

Ground Rent Review Period: TBC

Annual Service: £2404.86

These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.