

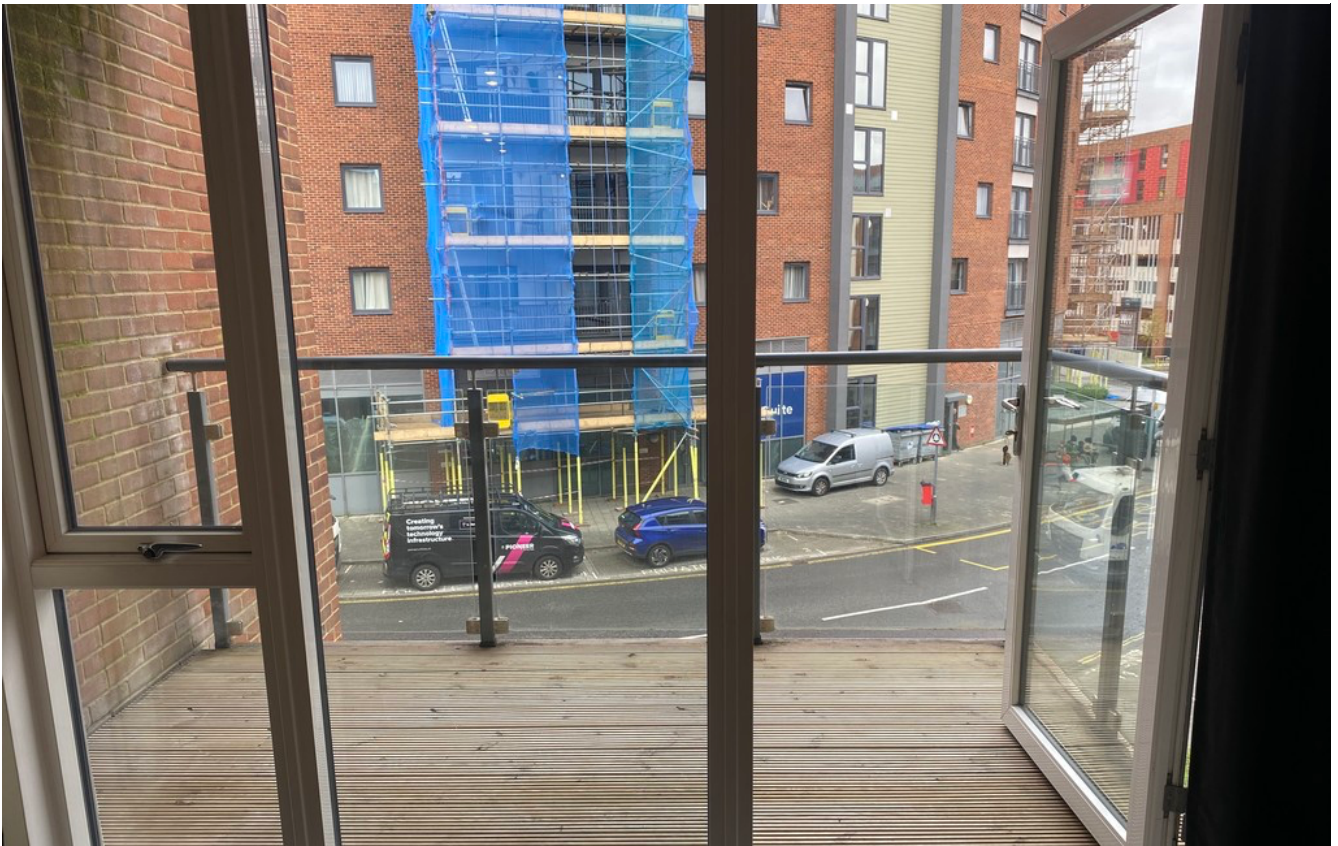
FOR SALE



John Thornycroft Road, Woolston

2 Bedrooms, 2 Bathroom, Apartment

Asking Price Of £195,000

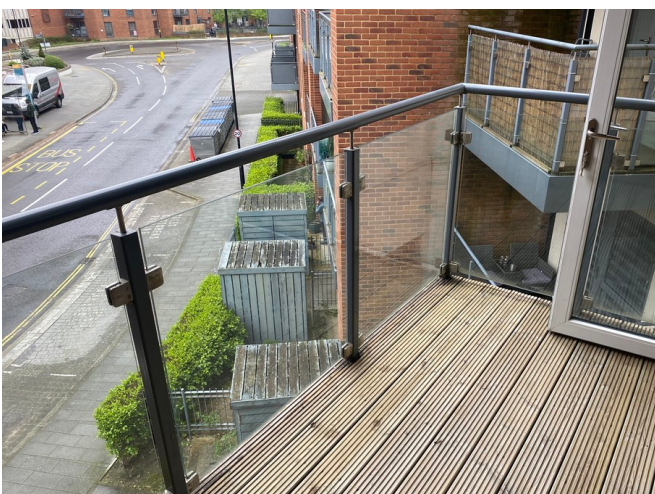


John Thornycroft Road, Woolston

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Asking Price Of £195,000

- Modern Apartment
- 2 Bedrooms
- Ensuite
- Integrated appliances
- Southampton City Council Tax B



Martin & Co are pleased to present this second-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.

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.

COMMUNAL ENTRANCE Intercom and Mail boxes for each apartment.

HALL Laminate floor, Neutral décor with intercom.

KITCHEN 2.75m x 2.49m. The open-plan living area provides a seamless flow between the kitchen, perfect for entertaining friends or enjoying quality time with family.

The kitchen has a good range of wall and base cupboard with contemporary integrated.

LOUNGE 4.05m x 4.04m Adjacent to the living area, a private balcony awaits, where you can unwind and soak in the scenic views of the surrounding neighbourhood, tv and tel points.

BEDROOM 1 4.08m x 3.13m Double room with fitted wardrobes rear aspect. Neutral décor and carpets. Tv and tel points.



ENSUITE White suite comprising low level wc, hand basin and double shower cubicle. Chrome towel rail.

BEDROOM 2 3.96m x 2.87m. Neutral décor and carpets. Tv and tel points.

BATHROOM White suite comprising of hand basin, low level WC, paneled bath with mono tap and shower hose over.

UTILITY CUPBOARD Within the main bathroom the washing machine and useful cupboard with drying rail is situated

OUTSIDE 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

OTHER INFORMATION.

Telephone points: Yes

Sky Point: No

Terrestrial TV aerial: Yes

Smoke alarms: Yes

Security Alarm: No

Broadband: Subject to connection

DISTRICT HEATING (radiators)

DOUBLE GLAZED



**LOCAL AUTHORITY
INFORMATION**

**SOUTHAMPTON CITY COUNCIL
BAND B**

**ENERGY PERFORMANCE RATING
- C**

TENURE – lease hold

**LEASE YEARS REMAINING – 236
years (expiry 2260)**

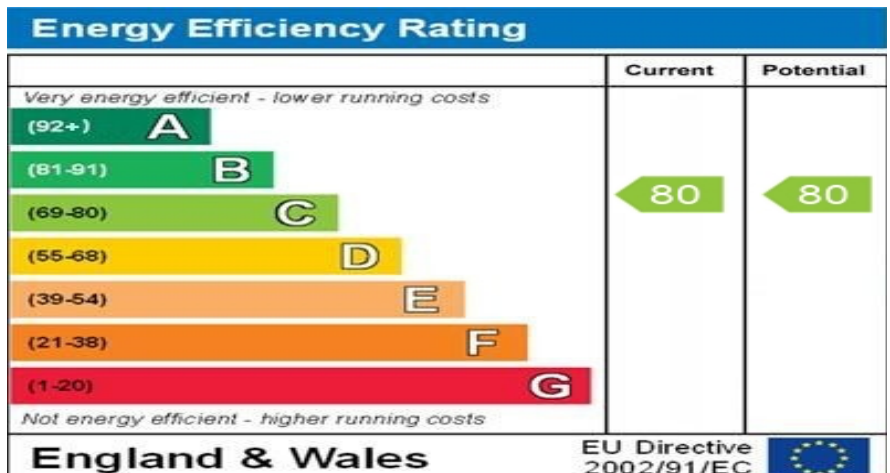
SERVICE CHARGES - £2404.86 pa

GROUND RENT - £305.66 pa

OTHER INFORMATION A short car ride away is the City of Southampton, 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.





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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.