



The Hexham, Centenary Quay, John Thornycroft Rd,  
WOOLSTON SO19 9XF £374,950

WHITE & GUARD

# The Hexham Centenary Quay

John Thornycroft Road, Woolston

**INTRODUCTION** Designed and built by leading property developer Crest Nicholson, comes a stunning collection of four bedroom town houses. Ideal as a family home, The Hexham is situated at Centenary Quay, a waterside location overlooking the River Itchen and Ocean Village with its marina. On the ground floor, accommodation briefly comprises a 15ft kitchen/dining area, a 16ft living area and a cloakroom. To the first floor are bedrooms three and four, along with the family bathroom. Whilst to the second floor are the master bedroom and an en-suite shower. Bedroom two comes with an en-suite bathroom. Additional benefits include permit parking for one vehicle, a low maintenance rear garden with a patio area, perfect for relaxing and outside entertaining.

**LOCATION** Centenary Quay has a vibrant community with a café, bars and restaurants on its doorstep, along with a gym, as well as being close to Southampton city centre and its array of shops, including West Quay shopping centre, its bars, restaurants and Cinema de Lux. With well-established local schools (rated good or outstanding by Ofsted), Centenary Quay also has excellent travel links via car and train (Woolston station to Southampton Central train station, with regular connections to London). All main M27 motorway links are also within easy reach, both east and west bound including A3 via Guildford to London and via M3 to M25.

## AGENTS NOTE

- The property comes with a communal areas service charge of £734.01 per annum (review date Jan annually).
- A 10 year Premier Warranty also applies (further information available on request)
- Tenure - Freehold
- Southampton City Council - Band TBC - New Build
- EPC - Grade TBC - New Build





**GROUND FLOOR** The entrance hall has AMTICO flooring, stairs leading up to the first floor. The 15ft kitchen/dining area has a double glazed window to the front aspect, AMTICO flooring, spotlighting and a radiator. Energy efficient integrated appliances include an oven and hob with extractor over, a dishwasher, a fridge/freezer and a washing machine. The wall and base units (include housing for the gas boiler) have cupboards and drawers under and worktops over, with a stainless steel sink and drainer. The attractive 16ft living area has a double glazed window and a double glazed door to the rear, AMTICO flooring, TV and data points, a radiator and a useful storage cupboard under the stairs. The cloakroom has a pedestal wash hand basin and WC, is laid to AMTICO flooring, with partly tiled walls and a radiator.

**FIRST FLOOR** The landing has carpeted flooring, a radiator & stairs leading to the second floor. Bedroom three has a double glazed window and a double glazed door with Juliette balcony to the rear aspect, carpeted flooring and a radiator. Bedroom four double glazed window and double glazed door with Juliette balcony to the front aspect, carpeted flooring and a radiator. The family bathroom has AMTICO flooring, with a panel enclosed bath with shower over, a matching pedestal wash hand basin and WC. Benefitting from a heated towel rail, the bathroom is also fully tiled.

**SECOND FLOOR** The second landing has carpeted flooring, a radiator and storage cupboard to one end. The master bedroom has a double glazed window and door with Juliette balcony, carpeted flooring, a radiator and a door opening to the en-suite shower. The en-suite has AMTICO flooring, is fully tiled, with a shower, a matching pedestal wash hand basin and WC. Bedroom two has double glazed window overlooking the front aspect, carpeted flooring, a radiator and benefits from built-in wardrobes. The en-suite bathroom has an obscure double glazed window to the front aspect, AMTICO flooring and a heated towel rail. The panel enclosed bath has a shower over, with a matching pedestal wash hand basin and WC.

**OUTSIDE** The Hexham has a parking space for one vehicle, with parking permit required and available from Crest Nicholson. There is a bin store to the side of the front door. The rear garden is low maintenance with an area of lawn and a patio area to the rear, providing a great space for relaxing and entertaining. The garden is enclosed by wooden fence panelling.



## SERVICES

Gas, electricity, water and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

T: 023 8202 2192

5 West End Road, Bitterne,  
Southampton, Hampshire, SO18 6TE

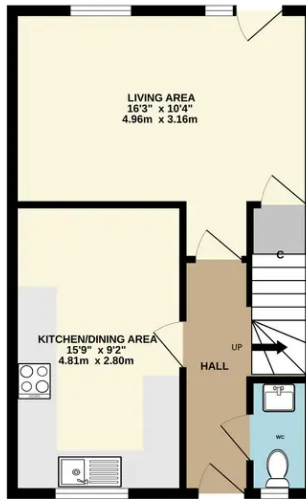
E: bitterne@whiteandguard.com

W whiteandguard.com

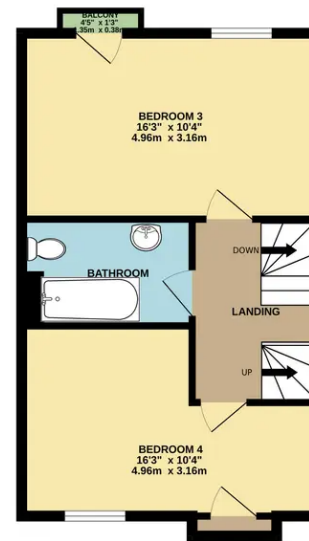
### Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

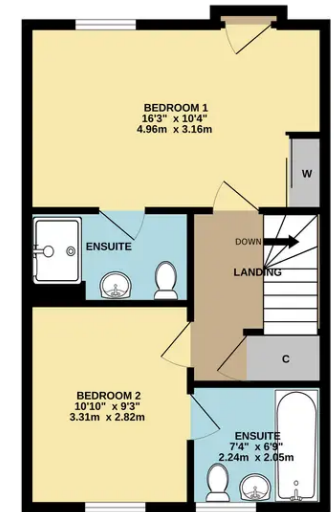
GROUND FLOOR  
428 sq.ft. (39.8 sq.m.) approx.



1ST FLOOR  
430 sq.ft. (40.0 sq.m.) approx.



2ND FLOOR  
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 1287 sq.ft. (119.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2024

