



Flat 36, Fairbourne Court, Denyer Walk, Woolston, SO19 9UJ

In Excess of £170,000

WHITE & GUARD

Flat 36, Fairbourne Court, Denyer Walk

Woolston, Southampton

INTRODUCTION

This immaculate one bedroom sixth floor apartment is situated within the award-winning new complex of Centenary Quay, offering a waterside lifestyle with all the benefits of city living. Accommodation briefly comprises a beautiful 24ft open plan kitchen/breakfast/living area with balcony enjoying view of the River Itchen, with a good-sized double bedroom and a stylish bathroom suite. Additional benefits include a lift, allocated parking and beautifully landscaped communal gardens.

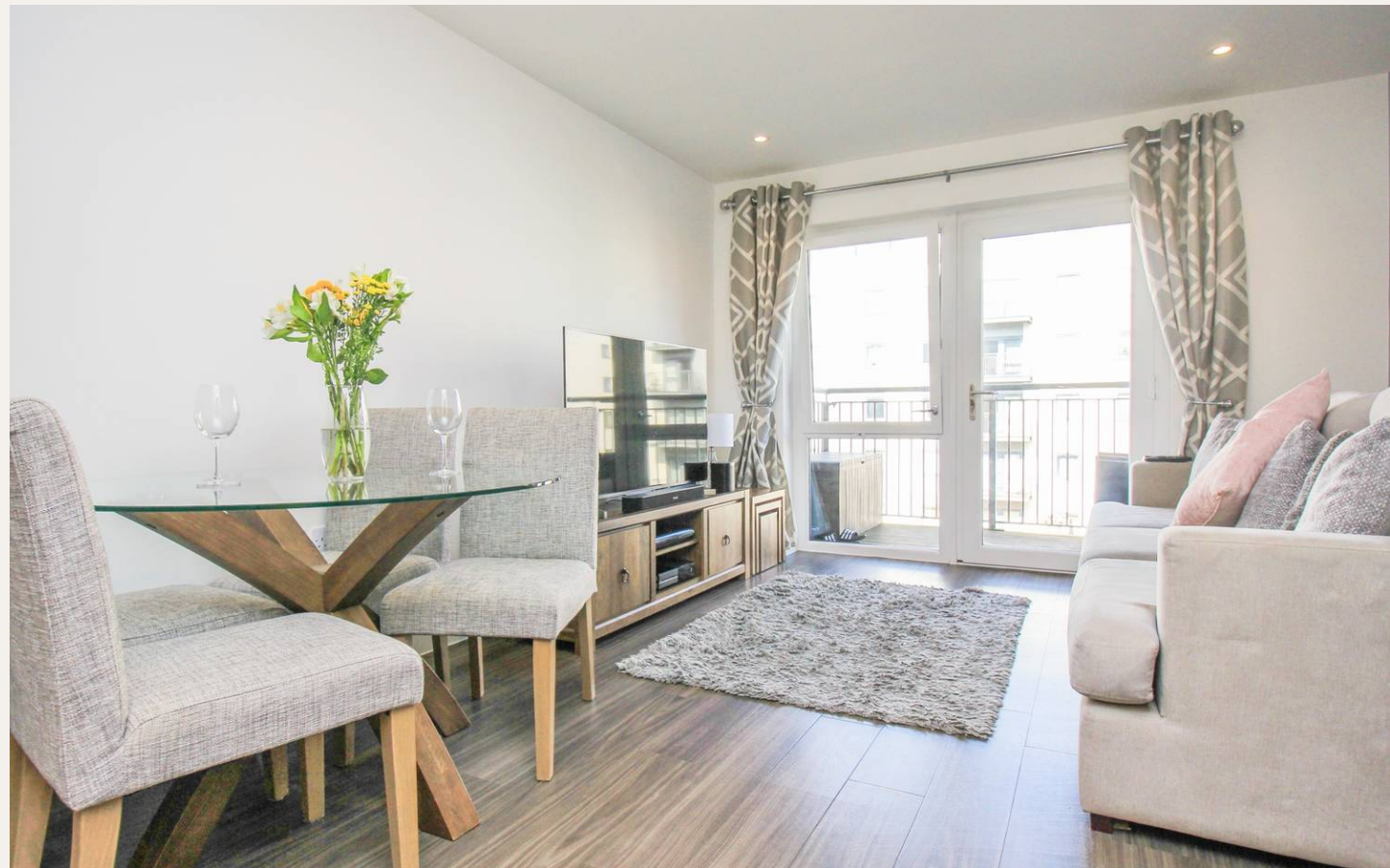
LOCATION

The apartment is close to the waterfront which has a pedestrian riverside walkway enjoying stunning river views. Woolston is a small suburb on the south eastern side of Southampton, located on the eastern bank of the River Itchen and close to Sholing & Bitterne with its thriving centre and railway station is also only minutes away, along with Southampton's city centre with its broad range of shops, restaurants, amenities and mainline railway station is within easy reach. Southampton Airport is also approx. twenty minutes away and all main motorway access routes are also close by, including M27, M3 and A3 to London.

AGENTS NOTE

The property is leasehold and we are advised by the vendor that there are approx. 214 years remaining on the lease. Ground Rent £189 per annum – with review date TBC by the vendor/Maintenance £1,500 per annum – with review date TBC by the vendor. Disclaimer – information has been given by the owner – please seek verification via your solicitor prior to purchase.

- Leasehold - 214 years/EPC Grade B
- Southampton City Council - Band B





INSIDE

The front door opens into the entrance hall which has a built-in storage cupboard and doors opening through to all principal rooms.

The 24ft open plan kitchen/breakfast/living area has a double glazed window and door to the rear aspect opening out to the balcony, which enjoys beautiful views across the River Itchen and out towards Southampton Water.

The kitchen area has been fitted with a modern range of wall and base units with a built-in oven and hob, integrated fridge, freezer and dishwasher.

The good-sized double bedroom has a window to the rear aspect and a built-in wardrobe.

The bathroom has been fitted with a modern suite comprising a panel enclosed bath with shower over, a wash hand basin, WC, part tiling to walls and a heated towel rail.

OUTSIDE

There is allocated parking in the secure underground car park and beautifully landscaped communal gardens. Once the final building works are completed, there will also be direct access to the shoreline.



DIRECTIONS

From our office in Bitterne, head south along Peartree Avenue which will turn into Bridge Road. Follow the road along into Victoria Road and at the roundabout turn left into John Thornycroft Road, where the property can be found on the right hand side.

SERVICES

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

BROADBAND

Standard Broadband is available with download speeds of up to 24 Mbps and upload speeds of up to 1 Mbps. Information has been provided by the Openreach website.

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Disclaimer

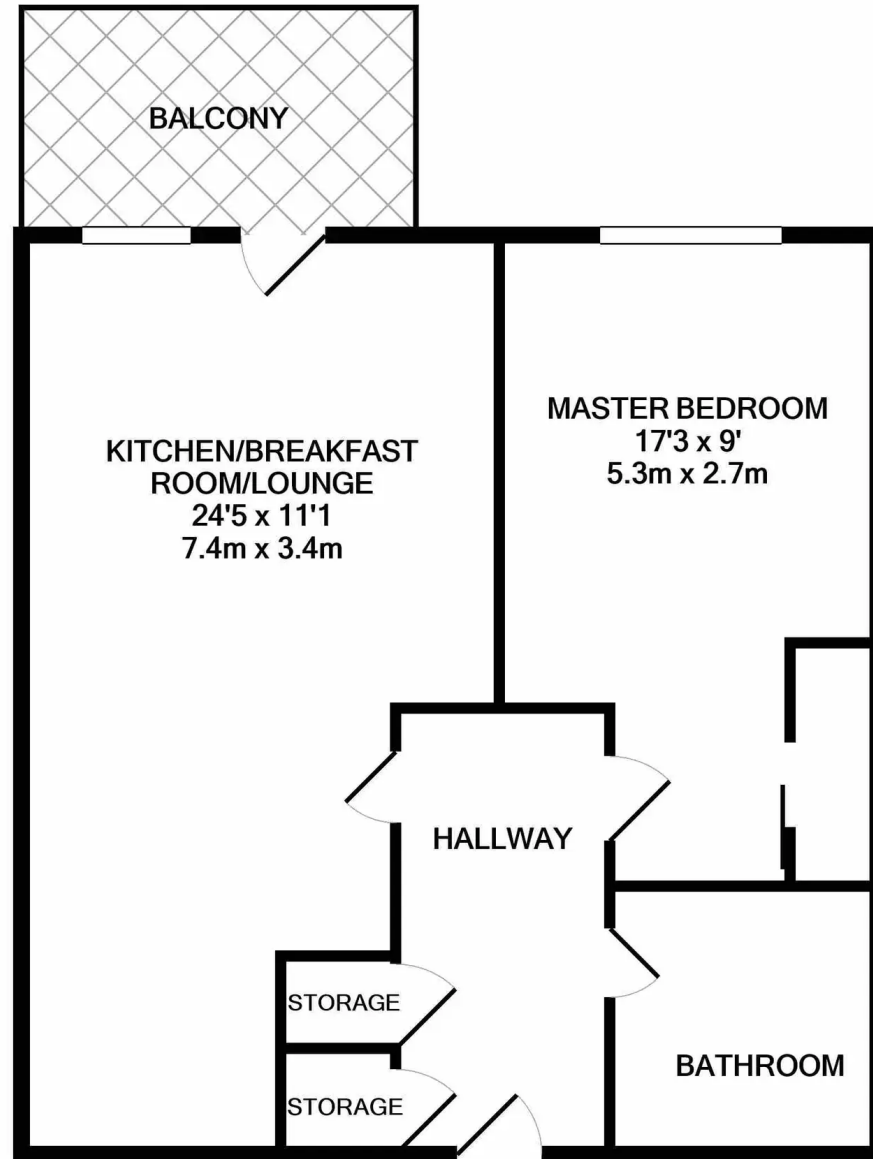
These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically 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.



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Zoopla



Whilst every attempt has been made to ensure the accuracy of the floor plan 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
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