



9 Keppel Rise Centenary Plaza, Southampton - SO19 9UD
SHARED OWNERSHIP - 60% OWNERSHIP - £129,000

WHITE & GUARD

9 Keppel Rise Centenary Plaza

Southampton, Southampton

INTRODUCTION

Built in 2016, situated in the popular location of Woolston, this immaculate two-bedroom second floor apartment is finished to an excellent standard. Accommodation briefly comprises an entrance hall, two double bedrooms, a bathroom, an open plan kitchen/living/dining room and enjoys the added benefit of having the water only a stones throw away, allocated parking and has direct access to local amenities.

LOCATION

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 that there is approx. 115 years remaining on the lease. (£327.93 Ground Rent & Service Charge per calendar month). Disclaimer – information has been given by the owner – please seek verification via your solicitor prior to purchase.

- Leasehold - 115 Years
- Southampton City Council - Band B
- EPC - Grade TBC





INSIDE

Access is through the communal door and has video or telephone entry to enter. Access lift or stairs.

Entering via the front door, is laid to carpeted flooring and two large storage cupboards, with one housing the washing machine.

The master bedroom has a double glazed window to the front aspect, laid to carpeted flooring and a radiator to one wall.

Bedroom two has a double glazed window and door to the front aspect, enjoying direct access to a secondary balcony, laid to carpeted flooring and has a radiator to one wall.

The open plan kitchen/living/dining room has a double glazed door and window to the front aspect, leading to a large balcony, the lounge/dining area is laid to carpeted flooring, with vinyl flooring in the kitchen, a radiator to one wall and a TV point. There is a range of wall and base with work surfaces over, tiled splashback, a 1 ½ sink drainer, an electric hob and an electric oven with a grill and an extractor over, and space for a fridge/freezer.

The bathroom is laid to vinyl flooring and tiled to principal areas, has a bath with a shower over, a WC, a wash hand basin with a fitted mirror, fitted shelving and a heated towel rail to one wall.

OUTSIDE

This property benefits from having an underground secure parking with one allocated space, along with visitors parking.

There is direct access to all local amenities and bus routes. The property is situated a stones throw away from the water.



SERVICES

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

Copper Broadband is available with download speeds of up to 21 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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Total floor area 70.0 m² (754 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com