



25 Arcadia, John Thornycroft Road, Southampton, SO19 9XF



welcome to

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Fox & Sons welcome to the market this Two Bedroom Apartment, which is located in a popular area of Woolston, within the new Centenary Quay development with local amenities nearby, public transport heading to City Centre and close to Woolston train station. Benefits from - ** Entrance hall ** ** Kitchen ** Lounge/Diner ** Two Double Bedrooms ** ** Bathroom ** Modern Throughout **

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Entrance Hall

Lounge

26' 4" x 11' 2" (8.03m x 3.40m)

Kitchen

9' 7" x 11' 2" (2.92m x 3.40m)

Bedroom One

14' 10" x 9' 4" (4.52m x 2.84m)

Bedroom Two

15' 2" x 9' (4.62m x 2.74m)

Bathroom

Total floor area 65.1 sq.m. (700 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

- **25 Arcadia, John Thornycroft Road, Southampton, SO19 9XF**
- Two Double Bedroom Apartment
- Popular Location
- Integrated Kitchen Appliances
- Modern Throughout
- Water Views
- Large Balcony
- Local Amenities & Public Transport Nearby
- INTERNAL VIEWING HIGHLY RECOMMENDED!

Tenure: Leasehold EPC Rating: B

offers in excess of
£240,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/BIT111361

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jul 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold marks

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
BIT111361 - 0005


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