



Fairbourne Court, Denyer Walk, Southampton SO19 9UJ

welcome to

Fairbourne Court Denyer Walk, Southampton

* MODERN TWO BEDROOM APARTMENT * OPEN PLAN KITCHEN/LIVING ROOM * EN SUITE TO MASTER BEDROOM AND BATHROOM * ALLOCATED PARKING SPACE IN SECURE UNDERGROUND CAR PARK * TWO BALCONIES * SECURE INTERCOM SYSTEM *

Entrance Porch

Communal entrance with secure intercom, lift access or stairwell, with the property situated on the 7th floor.

Entrance Hall

Access to all rooms, storage cupboard, laminate flooring.

Open Plan Kitchen/Living Room

23' 11" x 11' 6" (7.29m x 3.51m)

Wall and base cupboard units, electric oven, electric hob, integrated fridge/freezer, stainless steel sink and drainer, laminate flooring throughout, access to balcony.

Bedroom One

16' 9" x 9' 10" (5.11m x 3.00m)

Carpet throughout, built in wardrobe, gas radiator, access to balcony via single glazed door.

En Suite

Low level w/c, wash hand basin, shower cubicle, heated towel rail, extractor fan.

Bedroom Two

12' 3" x 9' (3.73m x 2.74m)

Carpet throughout, double glazed window to the rear aspect, gas radiator.

Bathroom

Low level w/c, wash hand basin, laminate flooring, tiled walls, bath with overhead shower, heated towel rail, extractor fan.





Welcome to this two bedroom apartment, situated on the 7th floor and boasting a modern interior throughout.

The apartment boasts a spacious open plan kitchen/living room filled with plenty of natural light and access to one of the two balconies. There are two well-appointed double bedrooms, with bedroom one comprising access to the second balcony and an en suite. There is a separate bathroom serving all the other rooms.

Residents can park at ease knowing they have an allocated parking space within a secure underground car park. Fairbourne Court is located in the desirable Centenary Quay area, with great access to Southampton City Centre and local amenities.

Agents Note: Please be aware that the information we have about this property is limited. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.



view this property online fox-and-sons.co.uk/Property/BIT112765



welcome to

Fairbourne Court Denyer Walk, Southampton

- Modern Apartment
- Two Double Bedrooms
- Open Plan Kitchen/Living Room
- En Suite to Master and Bathroom
- Allocated Parking Space in Secure Underground Car Park

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£230,000



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.focalagent.com

view this property online fox-and-sons.co.uk/Property/BIT112765



Property Ref:

BIT112765 - 0002

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.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

fox & sons



023 8044 6724



Bitterne@fox-and-sons.co.uk



390c Bitterne Road, Bitterne, SOUTHAMPTON,
Hampshire, SO18 1BY



fox-and-sons.co.uk