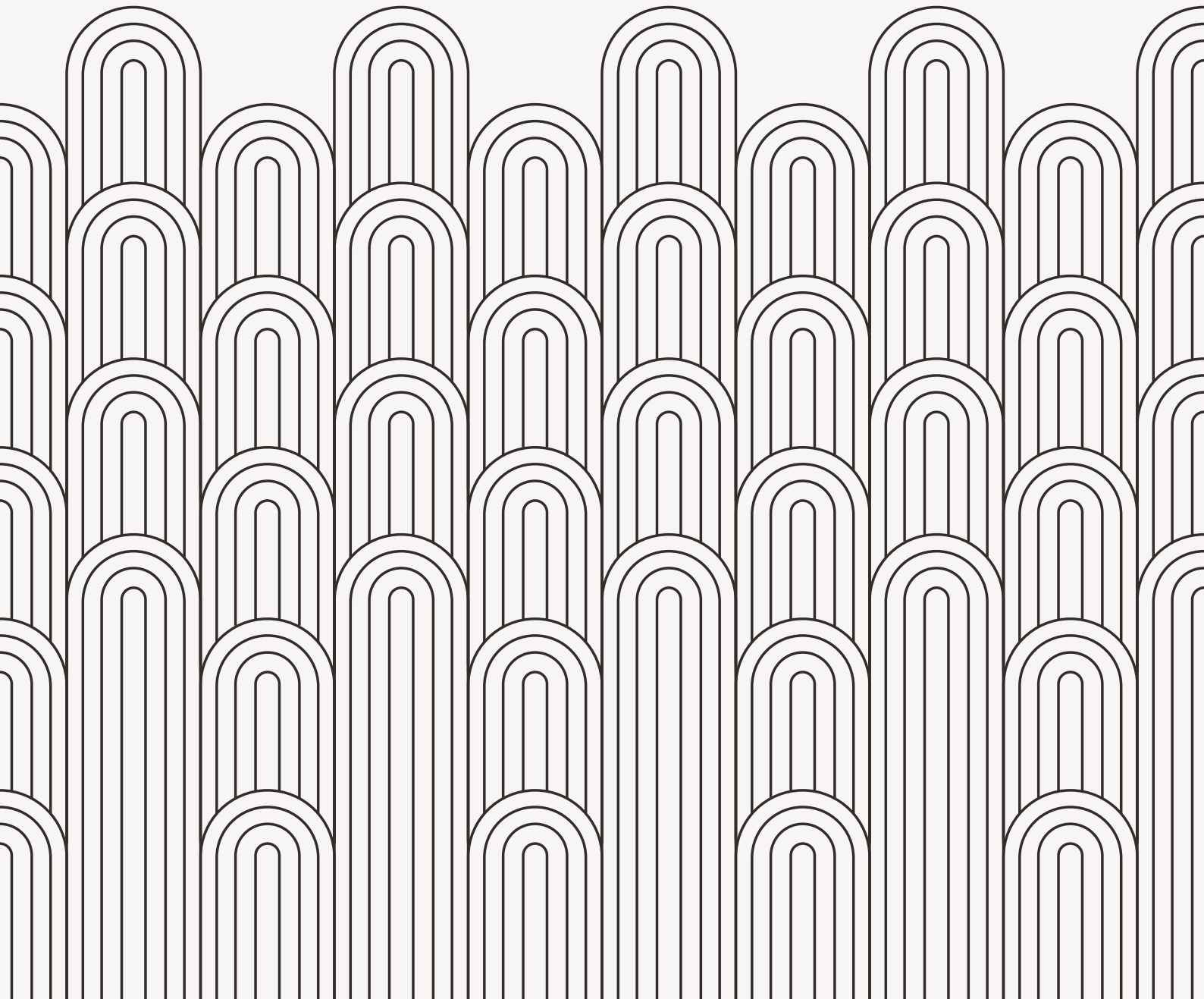


CITY VIEW

APARTMENTS

LONDON ROAD | SOUTHAMPTON





WELCOME TO CITY VIEW APARTMENTS

Your new home in the heart of Southampton city centre from renowned developer Cavendish & Gloucester. This substantial building stands proudly in a prominent position on London Road, with higher floors commanding views over the city.

Comprising a unique collection of thirty-four spacious 1 bedroom apartments set over 5 floors, with versatile open plan layouts and lift access to every floor. A City View apartment is more than just a home, it's a lifestyle.



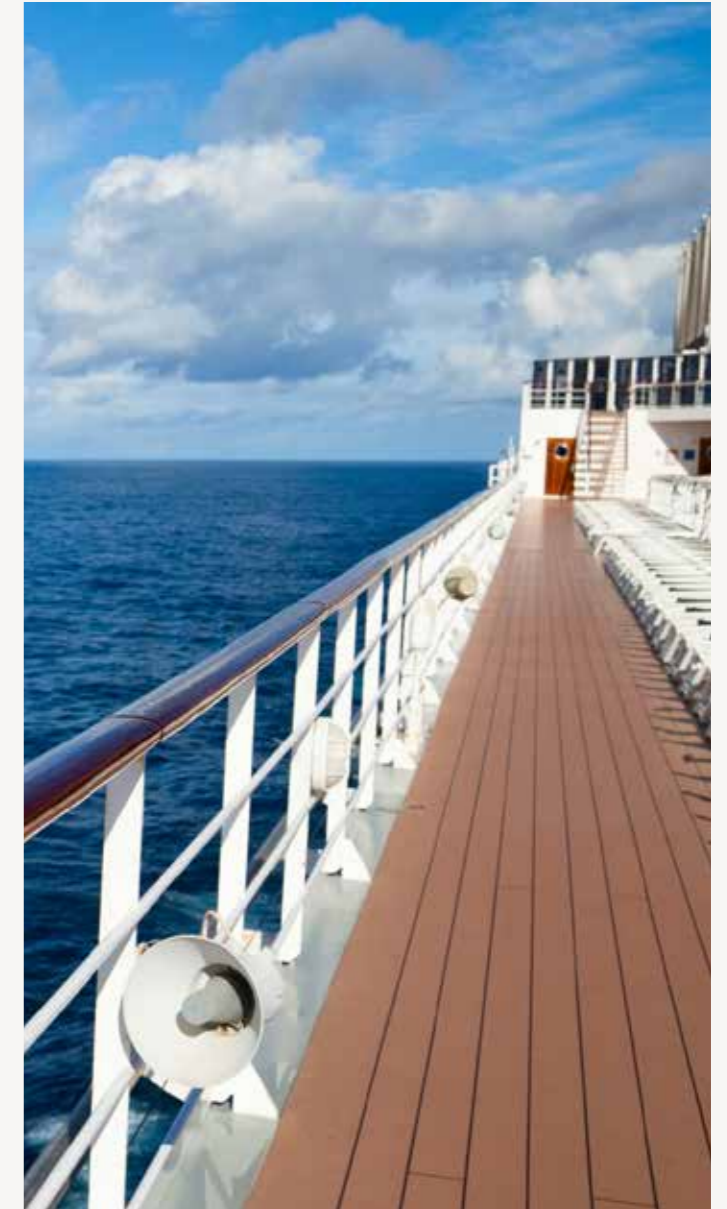
SOUTHAMPTON IS A VIBRANT CITY WITH SO MUCH TO OFFER. FOR WORK OR PLAY, YOUR NEW HOME IS CONVENIENTLY PLACED.

Heritage sites, theatres, art galleries, cinemas, live music venues, museums, shops, restaurants, stadiums, sports and leisure facilities, parks, waterways. The list goes on! You're right in the heart of the action at City View with a variety of every day, and once in a lifetime, activities available to suit your lifestyle.

Shopping is a big deal in Southampton. Whether you're just browsing or splashing some serious cash, with over 400 shops on offer across the city you're certainly spoiled for choice. From trusted department stores and high street favourites to small independent boutiques and pop up stores, there's something for every budget.



GETTING FROM A TO B HAS NEVER BEEN SO EASY.



Ideally located for access to major motorways, local commuter routes, ferry ports and cycleways, you're also within walking distance of Southampton Central railway station. Offering regular rail services to nearby Portsmouth, Winchester and Bournemouth, you'll also find direct links to London, Swindon and Oxford. So, if you're commuting regularly or just wanting a day out, it won't take long to reach your final destination.

Jet off to warmer climates from Southampton Airport or sail away in style from the Port of Southampton. Recognised as the cruise capital of Europe, Southampton's waterways are some of the busiest in the country, welcoming over 2 million cruise passengers each year alone. Popular Ocean Village is the perfect vantage point to sit back and watch the boats of every size sail past.



WHAT'S FOR DINNER TONIGHT?
WHATEVER YOUR FOODIE NEEDS,
YOU'RE WELL CATERED FOR.

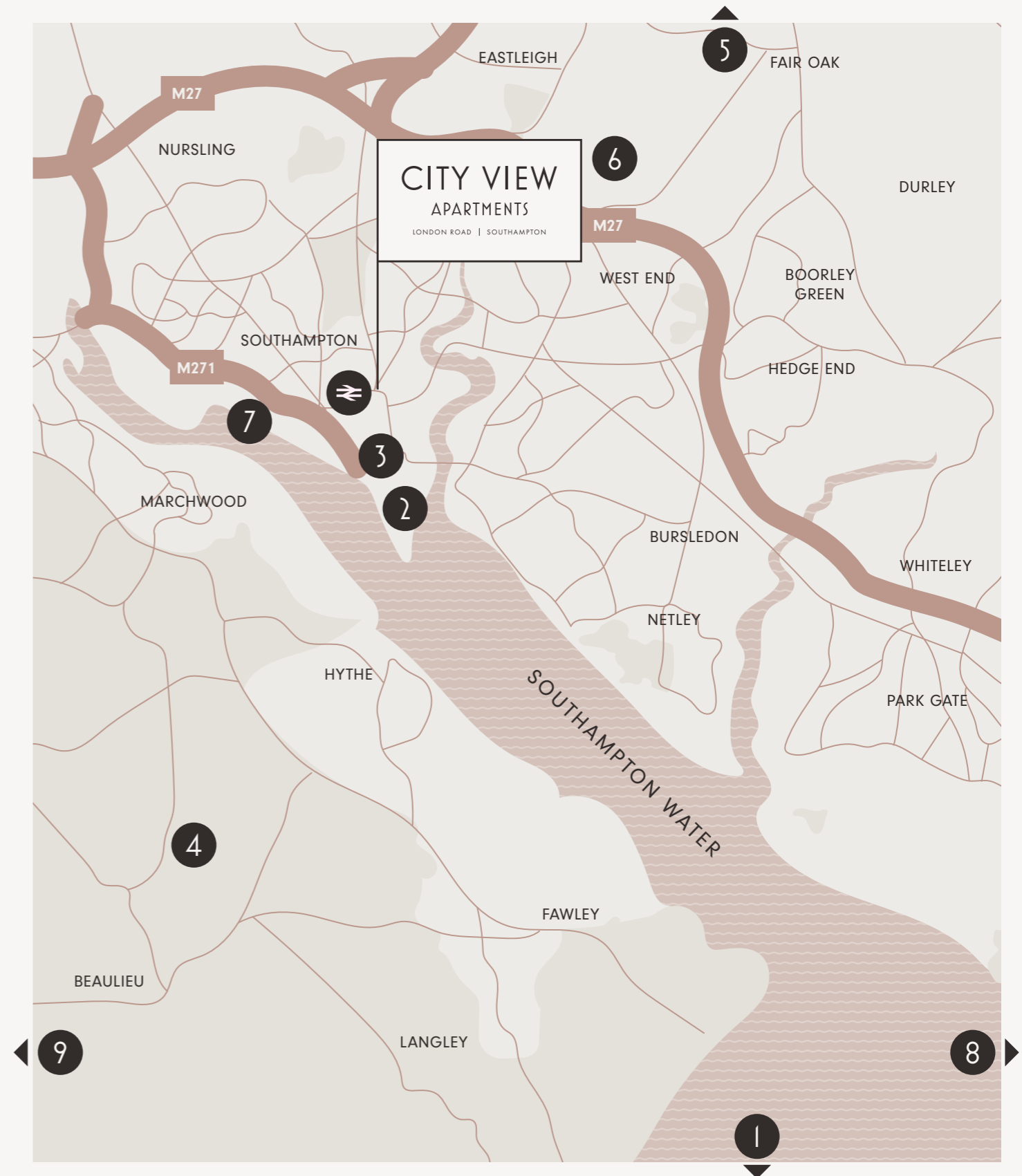
Looking for some home comforts or tempted to try something new? Tantalize your tastebuds with a diverse menu on offer right on your doorstep. Be it long lazy lunches with friends or a quick coffee to go. Indulgent afternoon teas, atmospheric street food or a cheeky takeaway ordered after a busy day, Southampton has it all.

And that's just the food. It's also well known for its award-winning cocktail bars, clubs, pubs, wine bars and even a speakeasy. Yes, a speakeasy. Decadent, nostalgic and oh so exclusive, you'll want to be on the guestlist.



4 / New Forest

OUTSIDE THE CITY



- | | | |
|-------------------------------|-------------------------|-------------------------|
| 1 / Isle of Wight | 4 / The New Forest | 7 / Port of Southampton |
| 2 / Ocean Village | 5 / Winchester | 8 / Portsmouth |
| 3 / West Quay Shopping Centre | 6 / Southampton Airport | 9 / Bournemouth |



GROUND FLOOR



1
 Kitchen / Living / Dining
 6300mm x 3200mm 20' 8" x 10' 6"
 Shower Room
 1500mm x 2400mm 4' 11" x 7' 10"
 Bedroom
 3800mm x 2600mm 12' 6" x 8' 6"

2
 Kitchen / Living / Dining
 6200mm x 3700mm 20' 4" x 12' 2"
 Shower Room
 1700mm x 2200mm 5' 7" x 7' 3"
 Bedroom
 4700mm x 2700mm 15' 5" x 8' 10"

3
 Kitchen / Living / Dining
 7800mm x 3300mm 25' 7" x 10' 10"
 Shower Room
 2200mm x 2000mm 7' 3" x 6' 7"
 Bedroom
 3900mm x 2600mm 12' 10" x 8' 6"

4
 Kitchen / Living / Dining
 8400mm x 3300mm 27' 7" x 10' 10"
 Shower Room
 3200mm x 2200mm 10' 6" x 7' 3"
 Bedroom
 6900mm x 2600mm 22' 8" x 8' 6"

5
 Kitchen / Living / Dining
 5000mm x 4400mm 16' 5" x 14' 5"
 Shower Room
 2300mm x 1900mm 7' 7" x 6' 3"
 Bedroom
 4600mm x 3000mm 15' 1" x 9' 10"

Please note: floor plans, kitchen/bathroom layouts and dimensions are approximate and indicative only. Each layout and sizes may vary. Each plan may be at a different scale to the others within this brochure.

FIRST FLOOR



6

Kitchen / Living / Dining
8300mm x 3600mm 27' 3" x 11' 10"
Shower Room
2100mm x 1300mm 6' 11" x 4' 3"
Bedroom
5800mm x 2700mm 19' 0" x 8' 10"

10

Kitchen / Living / Dining
7600mm x 2800mm 24' 11" x 9' 2"
Shower Room
2200mm x 1600mm 7' 3" x 5' 3"
Bedroom
5100mm x 2600mm 16' 9" x 8' 6"

7

Kitchen / Living / Dining
5500mm x 4300mm 18' 1" x 14' 1"
Shower Room
2100mm x 1400mm 6' 11" x 4' 7"
Bedroom
4500mm x 3400mm 14' 9" x 11' 2"

11

Kitchen / Living / Dining
7700mm x 3600mm 25' 3" x 11' 10"
Shower Room
2500mm x 1300mm 8' 2" x 4' 3"
Bedroom
3900mm x 2600mm 12' 10" x 8' 6"

8

Kitchen / Living / Dining
7700mm x 3300mm 25' 3" x 10' 10"
Shower Room
2200mm x 1500mm 7' 3" x 4' 11"
Bedroom
4900mm x 2600mm 16' 1" x 8' 6"

12

Kitchen / Living / Dining
6600mm x 4700mm 21' 8" x 15' 5"
Shower Room
2600mm x 1300mm 8' 6" x 4' 3"
Bedroom
4800mm x 2600mm 15' 9" x 8' 6"

9

Kitchen / Living / Dining
7500mm x 2900mm 24' 7" x 9' 6"
Shower Room
2200mm x 1500mm 7' 3" x 4' 11"
Bedroom
4200mm x 2600mm 13' 9" x 8' 6"

13

Kitchen / Living / Dining
5300mm x 3800mm 17' 5" x 12' 6"
Shower Room
2200mm x 1600mm 7' 3" x 5' 3"
Bedroom
3800mm x 3600mm 12' 6" x 11' 10"

Please note: floor plans, kitchen/bathroom layouts and dimensions are approximate and indicative only. Each layout and sizes may vary. Each plan may be at a different scale to the others within this brochure.

SECOND FLOOR



14

Kitchen / Living / Dining
8300mm x 3600mm 27' 3" x 11' 10"
Shower Room
2100mm x 1300mm 6' 11" x 4' 3"
Bedroom
5800mm x 2700mm 19' " x 8' 10"

18

Kitchen / Living / Dining
7600mm x 2800mm 24' 11" x 9' 2"
Shower Room
2200mm x 1600mm 7' 3" x 5' 3"
Bedroom
5100mm x 2600mm 16' 9" x 8' 6"

15

Kitchen / Living / Dining
5500mm x 4300mm 18' 1" x 14' 1"
Shower Room
2100mm x 1400mm 6' 11" x 4' 7"
Bedroom
4500mm x 3400mm 14' 9" x 11' 2"

19

Kitchen / Living / Dining
7700mm x 3600mm 25' 3" x 11' 10"
Shower Room
2500mm x 1300mm 8' 2" x 4' 3"
Bedroom
3900mm x 2600mm 12' 10" x 8' 6"

16

Kitchen / Living / Dining
7000mm x 3300mm 22' 12" x 10' 10"
Shower Room
2200mm x 1400mm 7' 3" x 4' 7"
Bedroom
5400mm x 2600mm 17' 9" x 8' 6"

20

Kitchen / Living / Dining
6600mm x 4700mm 21' 8" x 15' 5"
Shower Room
2600mm x 1300mm 8' 6" x 4' 3"
Bedroom
4800mm x 2600mm 15' 9" x 8' 6"

17

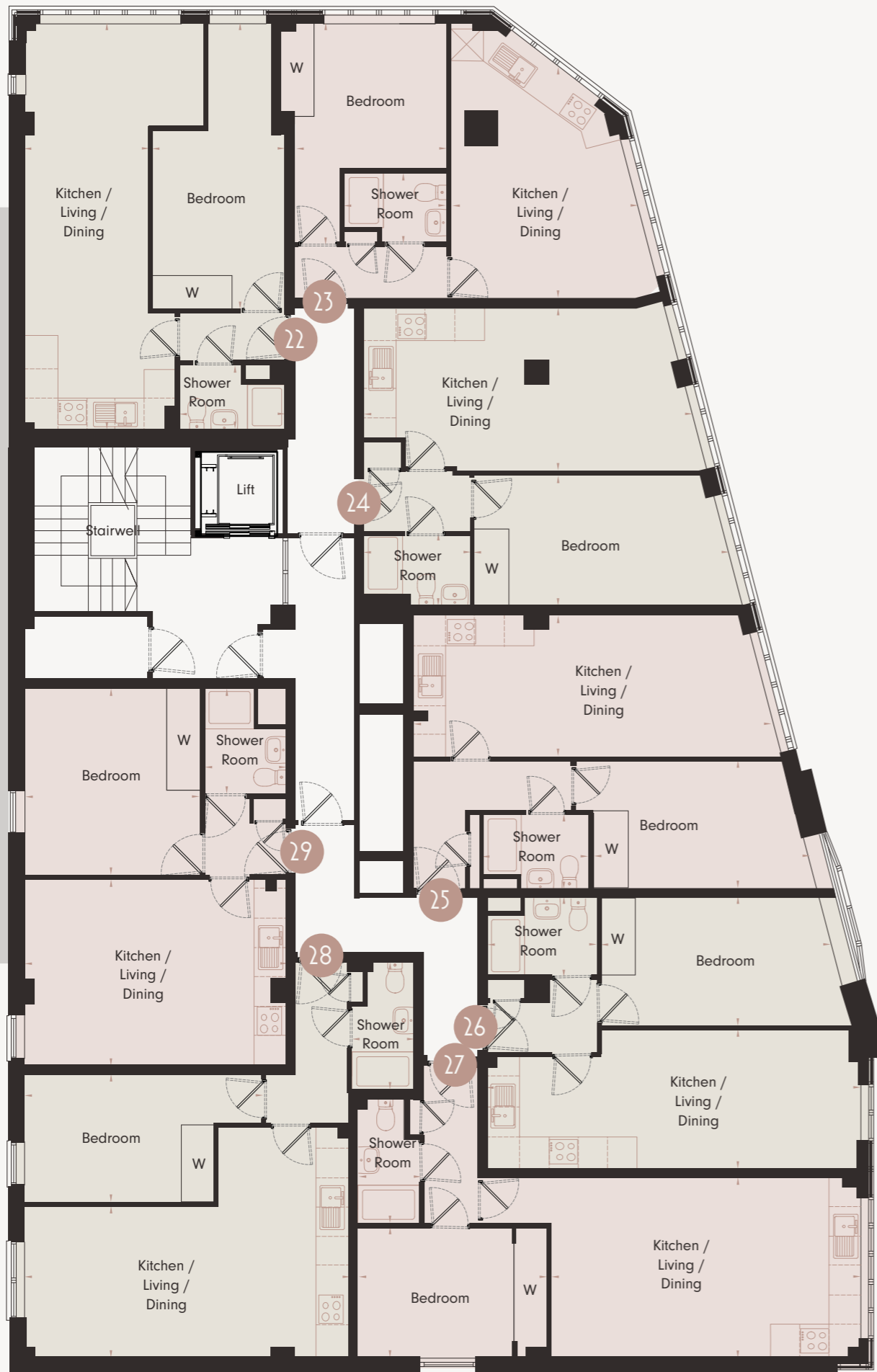
Kitchen / Living / Dining
7500mm x 2900mm 24' 7" x 9' 6"
Shower Room
2200mm x 1500mm 7' 3" x 4' 11"
Bedroom
4200mm x 2600mm 13' 9" x 8' 6"

21

Kitchen / Living / Dining
5300mm x 3800mm 17' 5" x 12' 6"
Shower Room
2200mm x 1600mm 7' 3" x 5' 3"
Bedroom
3800mm x 3600mm 12' 6" x 11' 10"

Please note: floor plans, kitchen/bathroom layouts and dimensions are approximate and indicative only. Each layout and sizes may vary. Each plan may be at a different scale to the others within this brochure.

THIRD FLOOR



22
 Kitchen / Living / Dining
 8300mm x 3600mm 27' 3" x 11' 10"
 Shower Room
 2100mm x 1300mm 6' 11" x 4' 3"
 Bedroom
 5800mm x 2700mm 19' 0" x 8' 10"

26
 Kitchen / Living / Dining
 7600mm x 2800mm 24' 11" x 9' 2"
 Shower Room
 2200mm x 1600mm 7' 3" x 5' 3"
 Bedroom
 5100mm x 2600mm 16' 9" x 8' 6"

23
 Kitchen / Living / Dining
 5500mm x 4300mm 18' 1" x 14' 1"
 Shower Room
 2100mm x 1400mm 6' 11" x 4' 7"
 Bedroom
 4500mm x 3400mm 14' 9" x 11' 2"

27
 Kitchen / Living / Dining
 7700mm x 3600mm 25' 3" x 11' 10"
 Shower Room
 2500mm x 1300mm 8' 2" x 4' 3"
 Bedroom
 3900mm x 2600mm 12' 10" x 8' 6"

24
 Kitchen / Living / Dining
 7000mm x 3300mm 23' 0" x 10' 10"
 Shower Room
 2200mm x 1400mm 7' 3" x 4' 7"
 Bedroom
 5400mm x 2600mm 17' 9" x 8' 6"

28
 Kitchen / Living / Dining
 6600mm x 4700mm 21' 8" x 15' 5"
 Shower Room
 2600mm x 1300mm 8' 6" x 4' 3"
 Bedroom
 4800mm x 2600mm 15' 9" x 8' 6"

25
 Kitchen / Living / Dining
 7500mm x 2900mm 24' 7" x 9' 6"
 Shower Room
 2200mm x 1500mm 7' 3" x 4' 11"
 Bedroom
 4200mm x 2600mm 13' 9" x 8' 6"

29
 Kitchen / Living / Dining
 5300mm x 3800mm 17' 5" x 12' 6"
 Shower Room
 2200mm x 1600mm 7' 3" x 5' 3"
 Bedroom
 3800mm x 3600mm 12' 6" x 11' 10"

Please note: floor plans, kitchen/bathroom layouts and dimensions are approximate and indicative only. Each layout and sizes may vary. Each plan may be at a different scale to the others within this brochure.



SPECIFICATION

KITCHEN

- Fully fitted kitchen with integral appliances
- NEFF induction hob
- NEFF single oven
- Integrated Indesit fridge-freezer
- Integrated Indesit washer / dryer
- Laminate worktops with up stand
- Under-mounted pelmet lighting to wall units

BATHROOMS

- Modern white sanitary ware with chrome mixer taps
- Feature mirror with shaver point where applicable
- Shower with quality glass shower doors
- Italian Porcelain floor and wall tiles (full height in shower area)
- Heated reflective towel warmer
- Chrome taps

SECURITY

- Mains smoke and heat detectors
- Security locks to external doors and windows
- 10 year warranty
- Video Entry
- 999 year lease

HEATING / LIGHTING

- Electric central heating with thermostatically controlled radiators
- Downlighters/pendant to lounge/bedroom to suit, downlighters to kitchen and bathrooms

HOME ENTERTAINMENT

- BT point to lounge
- Pre-wired for Sky Q
- TV points (lounge and bedroom)

DECORATION

- All walls painted in pearl grey
- Plastered ceilings, painted white
- Painted woodwork in satinwood

FINISHES

- Internal front door with chrome furniture, includes restraint chain, night latch, lever mortice lock
- Built-in wardrobes to bedroom
- High quality painted internal doors

FLOORING

- Porcelain floor tiles to bathrooms and cloakroom
- Oak Veneer flooring to hall and open plan living / dining / kitchen area
- Carpet to bedroom

JOINERY

- High quality doors throughout
- All skirting and architraves finished in satin white

WINDOWS

- UPVC double glazed windows

COMMUNAL AREAS

- Lift
- Cycle store
- Video entry
- Secure entrance door with painted finish

HOMES OF SUPERIOR QUALITY



ABOUT THE DEVELOPER

We are leaders in our field, specialising in building new homes of superior quality and in converting old buildings to provide luxury houses and apartments. The character of a Cavendish & Gloucester home develops with a dedication and attention to detail that is second to none. This is clearly evident in the quality of craftsmanship, specification and finish used throughout and the care taken to build properties that are in-keeping with each of the premier locations in which we build.

Passionate about maintaining a very high build quality, we instil inspirational design into each property we create, treating every new development as an entirely bespoke project, meeting (if not surpassing) the demands of each location and the expectations of those who wish to live there.

We also have a genuine regard for the local environment around us and make every effort to minimise the impact of our construction work on the environment.



CITY VIEW APARTMENTS

LONDON ROAD | SOUTHAMPTON

64 LONDON ROAD, SOUTHAMPTON SO15 2AH



02380 225155

southampton@fox-and-sons.co.uk

The information within this document is indicative and is intended to act as a guide only as to the finished product. These particulars should not be relied upon as statements of fact or representation and applicants must satisfy themselves by inspection or otherwise as to their correctness. The dimensions given on plans are subject to variation and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Designed by Antler.

