



**Priory Avenue, Southampton SO17 2NR**



**welcome to**

**Priory Avenue, Southampton**

Located in the desirable Priory Avenue area of St Denys, this beautifully presented two-bedroom, two-bathroom ground floor apartment offers a rare combination of modern comfort and peaceful riverside living.





### Entrance Hall

### Lounge / Diner

14' 6" max x 21' 6" max ( 4.42m max x 6.55m max )

### Kitchen

8' 6" x 8' 2" ( 2.59m x 2.49m )

### Bedroom One

14' 4" max x 11' 6" max ( 4.37m max x 3.51m max )

### En-Suite

### Bedroom Two

16' 6" max x 10' 6" max ( 5.03m max x 3.20m max )

### Shower Room

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](http://www.focalagent.com)

welcome to

## Priory Avenue, Southampton

- Ground Floor Riverside Apartment
- Two Double Bedrooms
- Lounge / Diner
- Modern Fitted Kitchen
- Two Balconies

Tenure: Leasehold EPC Rating: C

Service Charge: 3000.00

Ground Rent: 75.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Sep 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £225,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SOU117020 - 0003

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