



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

🛏️ 2 🛁 | 🛋️ | 🍽️ C

HUNTERS

# Riverdene Place, Southampton

Per Month £1,350 Per Month



Set within a quiet cul de sac development boasting direct views over the river Itchen is this 1st floor, freshly decorated two bedroom apartment. The property comprises, a spacious lounge with large windows and patio door leading onto large balcony facing the river. A newly fitted modern handleless kitchen with a range of eye and base level units and built in appliances such as electric cooker/hob, fridge, freezer, washer dryer and dishwasher. The master double bedroom equipped with double wardrobes and further river views. The second double bedroom generously sized and a family bathroom complete with shower attachment over the bath. The property benefits further from new electric storage heating, new pressurised hot water system, double glazing and a car port with space that can take up to two cars. This property is conveniently located close to amenities and Riverside Park.

The property is ideally placed for access to local shops nearby in Bitterne & the more extensive facilities found in Southampton city centre. The homes of Hampshire cricket (the Ageas Bowl) & Southampton Football Club (St. Mary's Stadium) are also found within the vicinity & host numerous social events & concerts. The nearby M3 & M27 motorways provide access to regional cities whilst Southampton Parkway railway station provides a fast route to London.

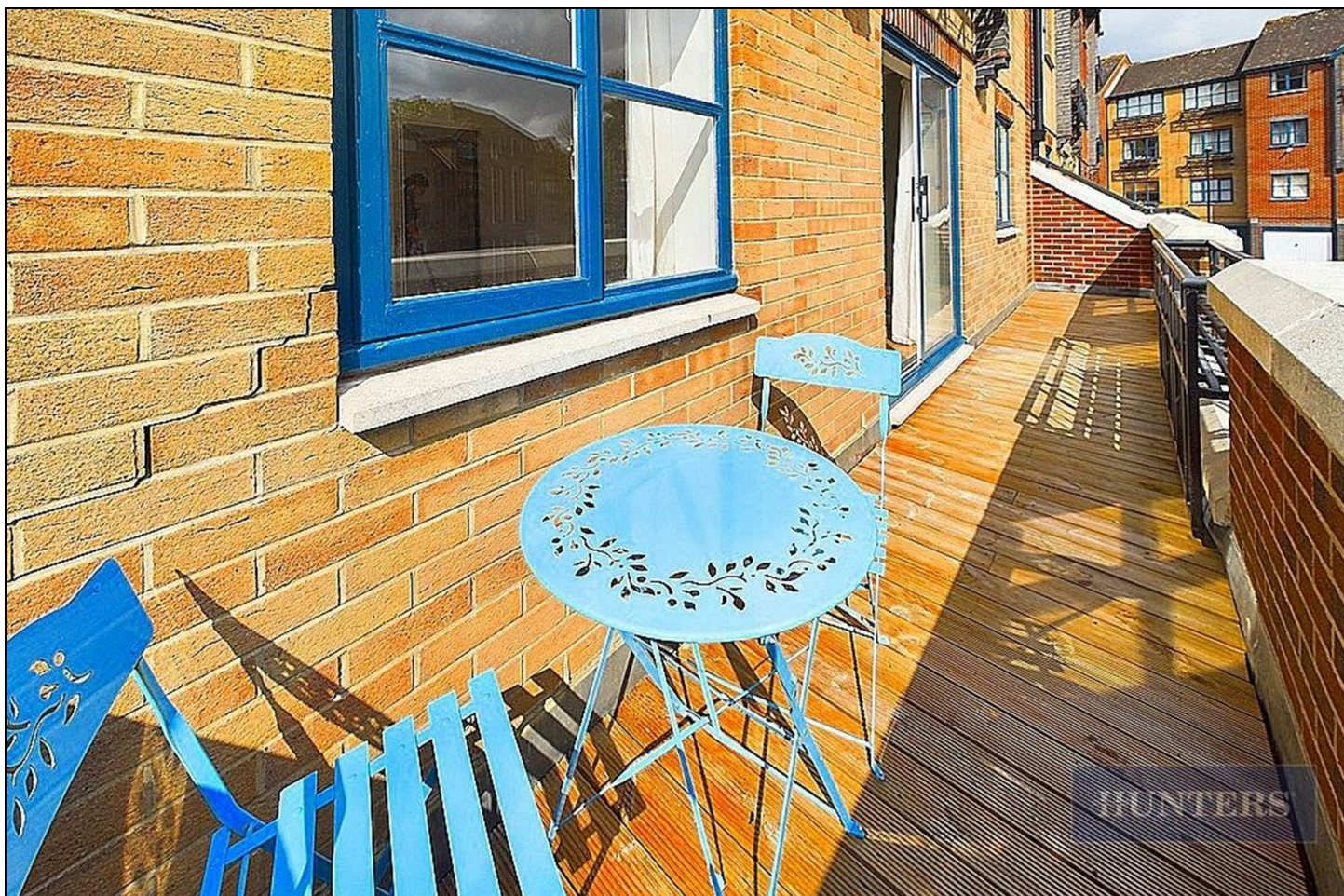
Council Tax Band: C  
EPC : C

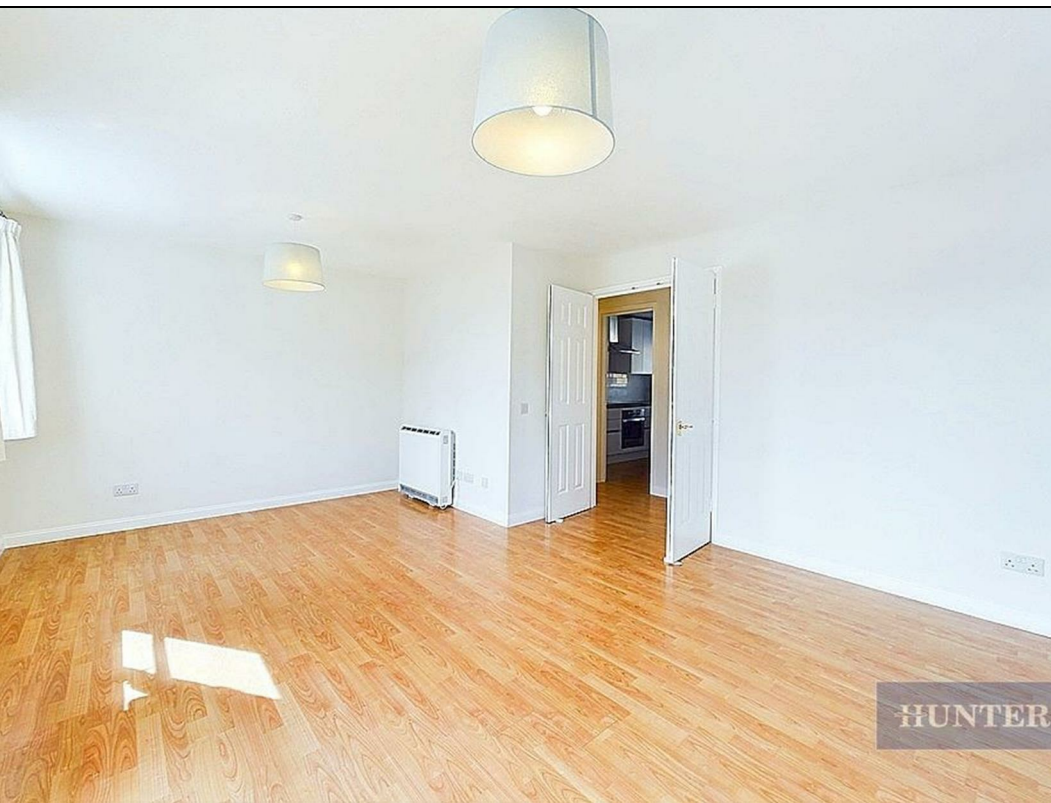
35 Bedford Place, Southampton, Hampshire, SO15 2DG | 02380 987720  
southampton@hunters.com | www.hunters.com

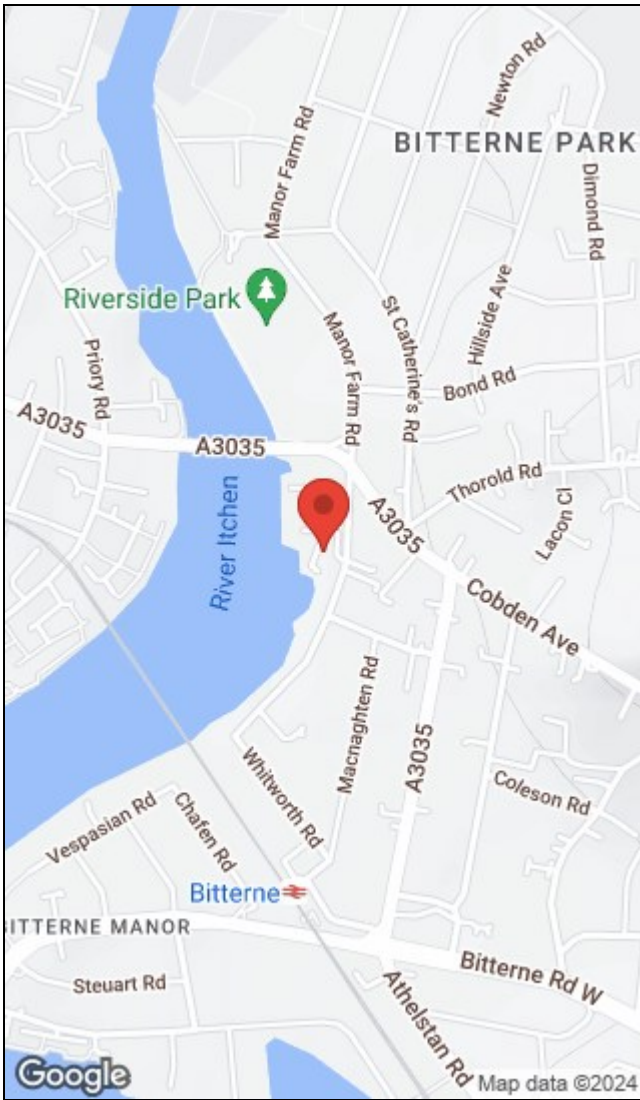
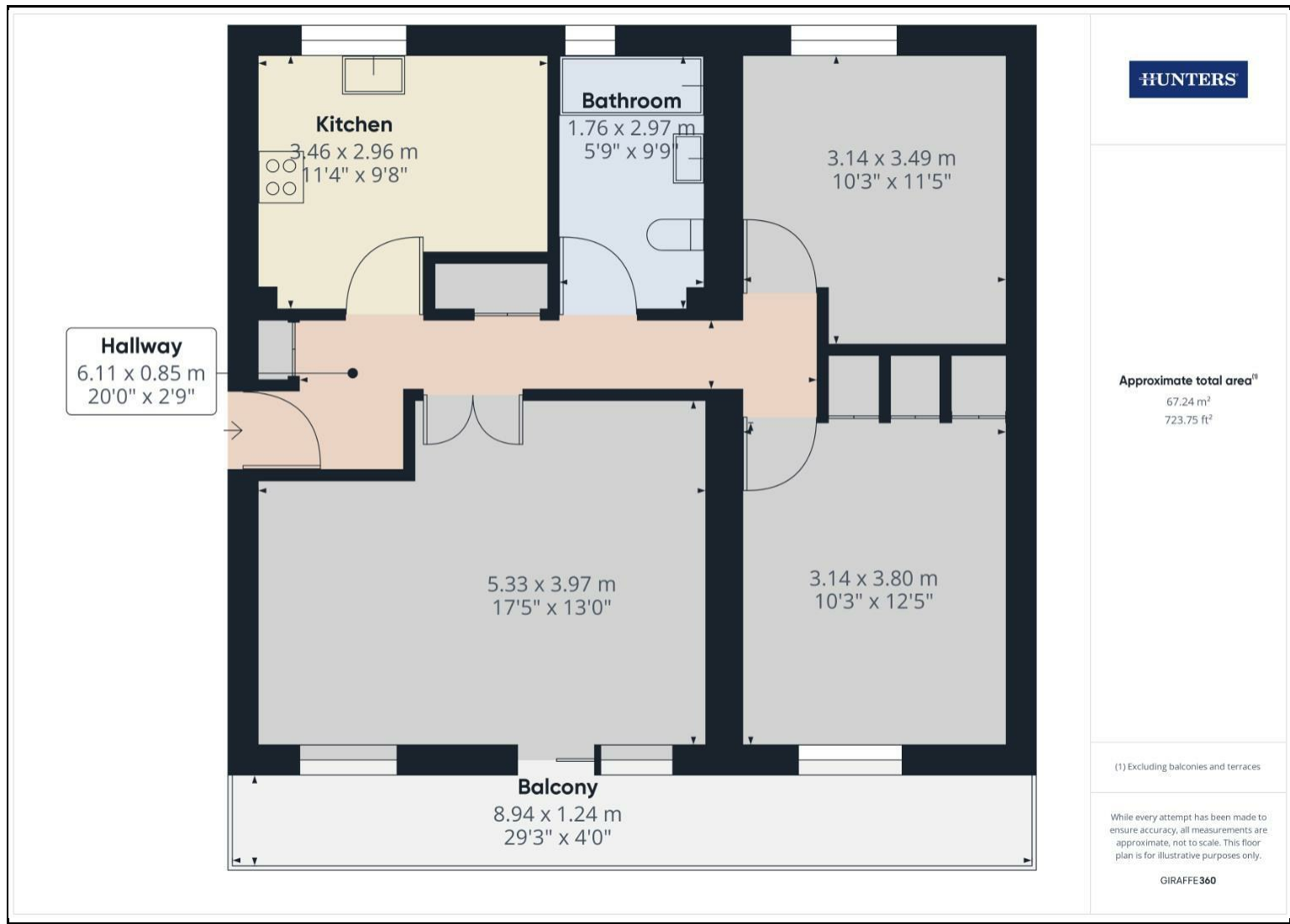


## KEY FEATURES

- Stunning River Views
- Quite Cul De Sac Location
  - Newly Decorated
- Two Allocated Parking Spaces
  - Double Glazed
- Local Amenities Nearby
- Newly Fitted Modern Kitchen
  - First Floor
  - Council Tax Band C
  - EPC C







Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		77	80
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

35 Bedford Place, Southampton, Hampshire, SO15 2DG | 02380 987720  
southampton@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by Clegg Properties Ltd | Registered Address: Frenchfield, 23 Solent Avenue, Lymington, Hampshire, SO41 3SD | Registered Number: 6421594 England and Wales | VAT No: 188 0548 76 with the written consent of Hunters Franchising Limited.