

HUNTERS[®]

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B

Thomas Blake Avenue, Southampton SO14

Guide Price £200,000



Riverside House is superbly located on the banks of the River Itchen just minutes from Ocean Village and Southampton City Centre where residents can enjoy the tranquility of waterside living without compromising on local amenities and city lifestyle.

Completed in 2020, this impressive one bedroom apartment, located on the fourth floor, is excellently designed throughout. On entering the property, you are welcomed by a generous hallway that has a double storage cupboard. The wonderfully provided open plan lounge kitchen diner area spanning 21' x 12'9" allows plenty of space for lounging or entertaining. The kitchen is finished to high specifications complete with integrated appliances. The lounge space also provides access on to the balcony benefiting from the morning sunshine and river views.

In addition, there is underfloor heating throughout and a high-end video entry system. Further externally the property offers a secure allocated car parking space and bike storage, secure entry to the block and lift to all floors, and use of the beautiful communal gardens and walkways.

Leasehold remaining on lease; 146 Years Approx.

Leasehold Annual Service Charge Amount £1,486

Leasehold Ground Rent : £185 per annum

Council Tax Banding; B

Mobile Coverage : Full 5G coverage.

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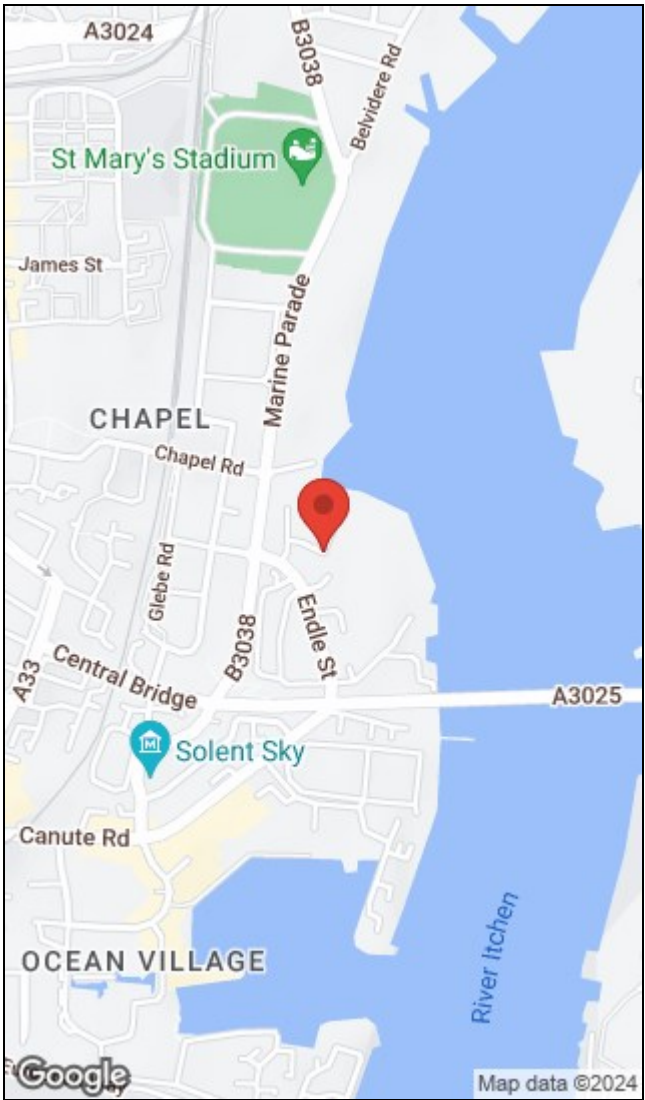
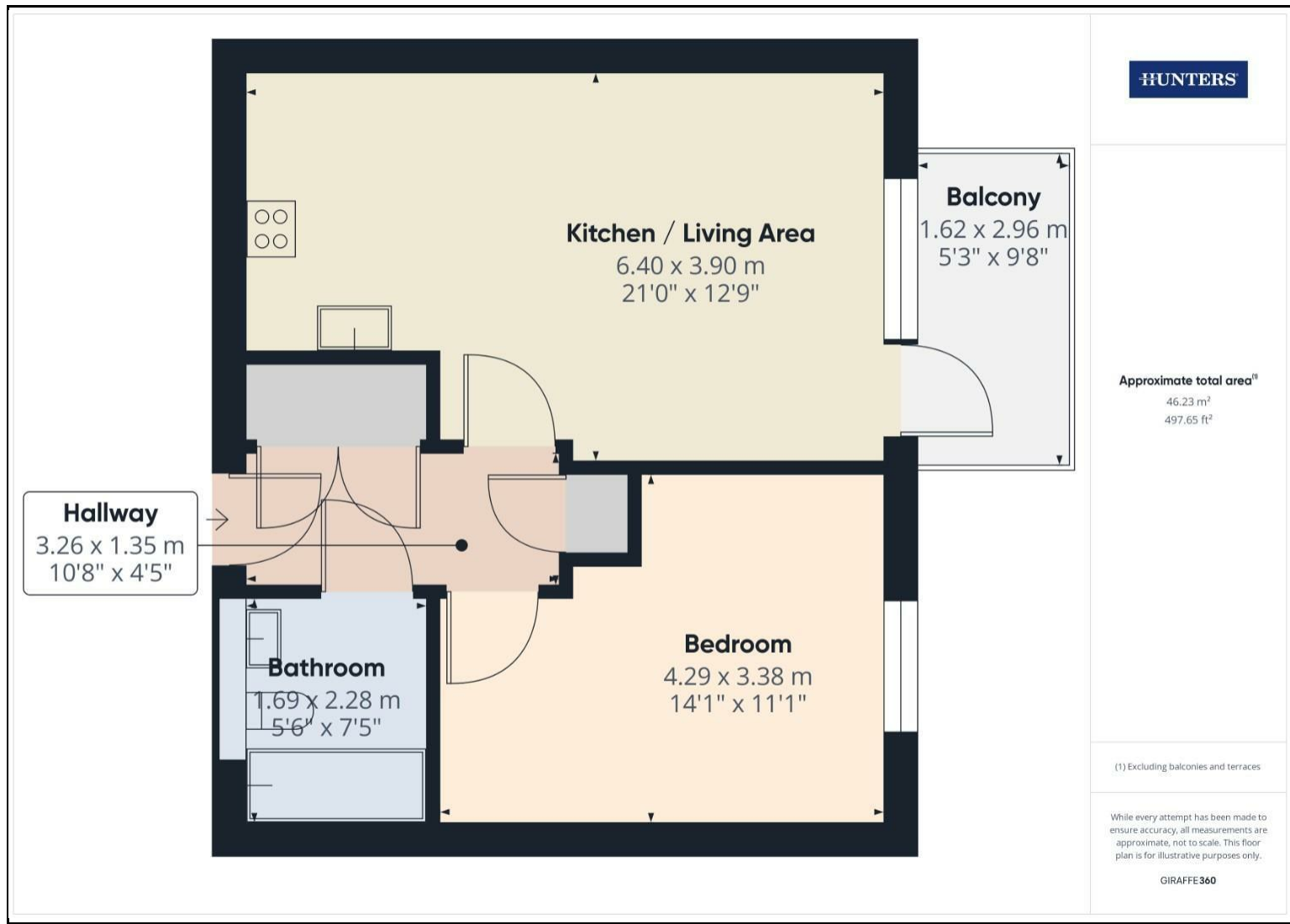


KEY FEATURES

- Luxury Waterfront Apartment
- Modern One Bedroom Flat
 - Balcony
- Living area overlooking the River Itchen
 - Modern Open Plan Kitchen
 - Underfloor Heating Throughout
 - Secure Parking Space
 - Communal Gardens
 - Excellent Local Ammenties
 - EPC: B







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

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