



**Connells**

Azera Capstan Road  
Southampton



### Property Description

Situated in the Centenary Quay Development, which was built in 2017. This stunning upper-floor apartment offers an exceptional living experience with breath taking water views.

The property itself benefits from; two spacious double bedrooms, including a master suite featuring built-in wardrobes and an en suite bathroom for ultimate convenience. The open-plan lounge/kitchen area is perfect for modern living and entertaining, with large windows that fill the space with natural light. Step out onto the private balcony and enjoy water views, creating a serene and picturesque backdrop. The apartment comes with one allocated parking space, ensuring hassle-free parking.

Centenary Quay is well known for its range of bars, restaurants and leisure facilities with local amenities nearby. The apartment is also just a short walk away from Weston Shore, with scenic walks that lead you all the way to The Royal Victoria Country Park. There is also a recently built Lidl supermarket moments away. Travel to and around Southampton City Centre couldn't be any easier having a local train station and public bus routes available and to travel by car is only a 15 minute drive.

### Key Features

- 2 Double Bedrooms!!
- Balcony with Water Views
- Allocated Parking Space
- Close to local Amenities
- En Suite to master bedroom
- Modern Style Throughout!!



### Entrance Hall

laminate flooring, intercom, storage cupboard.

### Lounge / Kitchen

26' 4" x 12' 5" ( 8.03m x 3.78m )

Laminate flooring, double glazed windows to front, double glazed patio door to balcony with water views, radiator to side aspect, leading to kitchen area;

Double glazed window to the side with water views, integrated fridge/freezer, integrated dishwasher, sink and draining board, wall and base cupboards, laminate flooring, electric hob and oven, oven hood.

### Bedroom 1

17' 8" x 9' 8" ( 5.38m x 2.95m )

Double glazed window to front, laid to carpet, radiator, integrated wardrobe.

### En Suite

Laminate flooring, sink, w/c, shower with partial wall tiles, heated towel rail, fitted mirror above sink.

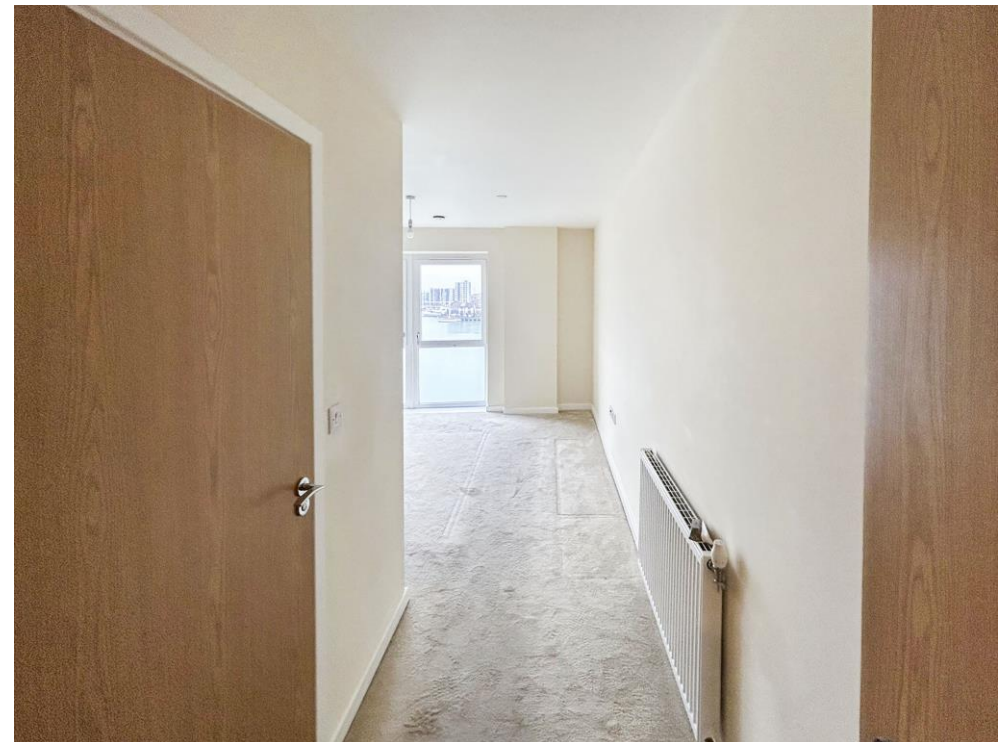
### Bedroom 2

13' 10" x 9' ( 4.22m x 2.74m )

double glazed window to front, laid to carpet, radiator

### Bathroom

Laminate flooring, heated towel rail, sink, w/c, bath with shower over, partial wall tiles, fitted mirror above sink.





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2 West End Road Bitterne  
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EPC Rating: B

Council Tax  
 Band: C

Service Charge:  
 1495.00

Ground Rent:  
 250.00

Tenure: Leasehold

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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.



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