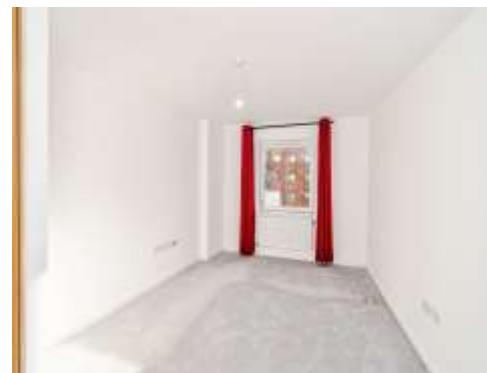




Connells

Austen Heights Centenary Plaza
Southampton



Property Description

This beautifully presented two-bedroom apartment is situated in the highly sought-after Austen Heights development within Centenary Plaza. Finished to a modern standard throughout, the property is truly move-in ready and ideal for homeowners and investors alike.

The apartment offers a spacious open-plan kitchen and lounge area, designed for contemporary living and entertaining, with direct access to a private balcony that provides a pleasant outdoor space. The sleek, modern kitchen is well-appointed and seamlessly integrated into the living area.

The main bedroom benefits from a stylish en-suite shower room, while the second bedroom is generously sized and served by a separate modern family bathroom. Both bathrooms are finished to a high standard, complementing the apartment's clean and modern feel.

Additional features include residents' parking and a prime city location, offering easy access to Southampton city centre, transport links, shops, and amenities.

Entrance Hall

Cupboard to the left big enough for washing machine and tumble dryer. Boiler.

Lounge/Kitchen

24' 7" x 13' (7.49m x 3.96m)
Gas central heating radiator X2. Double glazed doors to balcony. Wall and base units. Electric induction hob. Integrated oven. Integrated dishwasher. Integrated fridge/freezer. Sink and drainer.

Bedroom 1

16' 3" x 11' (4.95m x 3.35m)
Double glazed window to front aspect. Gas central heating radiator. Built in wardrobe.

En-Suite

Gas central heating towel radiator. Extractor fan. WC. Wash hand basin. Shaving port. Shower cubicle.

Bedroom 2

11' 4" x 9' (3.45m x 2.74m)
Gas central heating radiator. Double glazed window to front aspect.

Bathroom

WC. Wash hand basin. Bath and shower with mixer tap. Extractor fan. Gas central heating towel radiator.

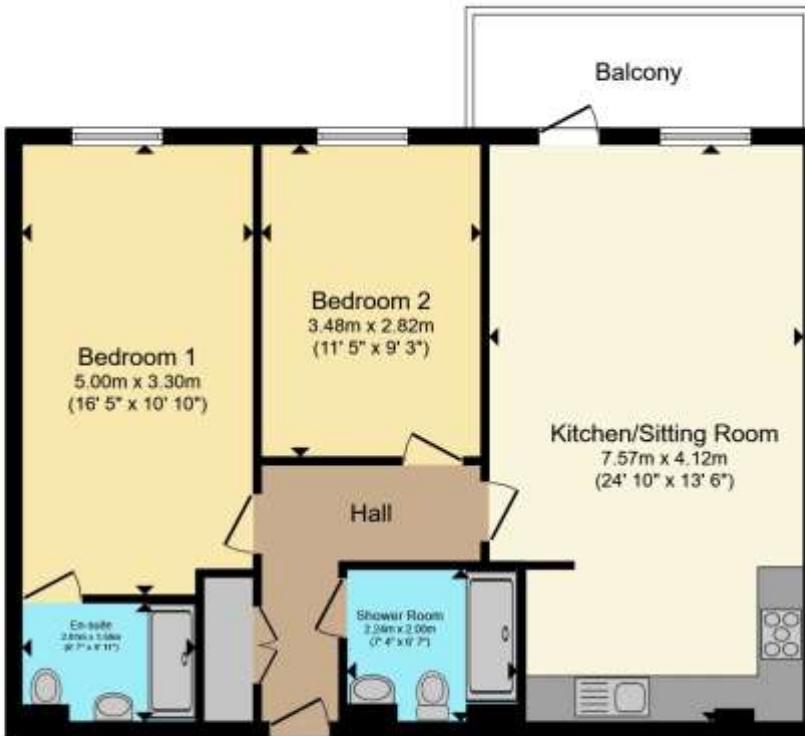
KEY FEATURES

- Two double bedrooms
- En-suite to main bedroom
- Additional modern bathroom
- Open-plan kitchen / lounge
- Private balcony
- Contemporary, move-in-ready condition
- Residents' parking
- Popular Centenary Plaza location









Total floor area 77.4 m² (833 sq.ft.) approx

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.propertybox.io

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To view this property please contact Connells on

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EPC Rating: C
 Council Tax
 Band: C

Service Charge:
 3824.20

Ground Rent:
 305.66

Tenure: Leasehold

[view this property online connells.co.uk/Property/BTN107701](http://www.connells.co.uk/Property/BTN107701)

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.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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