



**Azera, Capstan Road, Southampton SO19 9UR**

**welcome to**

## **Azera Capstan Road, Southampton**

\* MODERN TWO BEDROOM APARTMENT \* BALCONY WITH VIEWS OF RIVER ITCHEN \* BEAUTIFULLY PRESENTED THROUGHOUT \* EN SUITE TO MASTER \* ALLOCATED PARKING SPACE \* OPEN PLAN KITCHEN/LIVING ROOM \*

### **Entrance Porch**

Secure communal entrance with intercom entry system, lift and stair access to all floors.

### **Entrance Hall**

Welcoming entrance hall providing access to all principal rooms, featuring useful built-in storage, laminate flooring and secure intercom entry system.

### **Kitchen/Living Room**

A particularly impressive and generously proportioned open-plan living space, beautifully presented and filled with natural light. The contemporary kitchen is fitted with a range of wall and base units and incorporates integrated appliances including fridge/freezer, dishwasher, electric oven and hob, together with a stainless steel sink and drainer. The spacious living and dining area provides ample room for both relaxation and entertaining, with direct access onto the private balcony and stunning views across the River Itchen and towards Ocean Village. Finished with laminate flooring and gas central heating radiator.

### **Private Balcony**

A superb private outdoor space offering uninterrupted panoramic views across the River Itchen towards Ocean Village. The perfect setting to relax and enjoy spectacular sunsets and Southampton's ever-changing waterfront scenery.

### **Principle Bedroom**

A spacious and beautifully presented principal bedroom enjoying attractive views towards the River Itchen. Benefiting from built-in mirrored wardrobes, fitted carpet and gas central heating radiator, with access to:

### **En Suite Shower Room**

Modern suite comprising enclosed shower cubicle, wash hand basin, low-level WC, heated towel rail and extractor fan.

### **Bedroom Two**

A generous second double bedroom enjoying attractive waterfront views, with space for freestanding furniture, fitted carpet and gas central heating radiator.

### **Family Bathroom**

Contemporary family bathroom comprising panel enclosed bath with overhead shower, wash hand basin, low-level WC, heated towel rail, extractor fan and partially tiled walls.



## **Stunning Third Floor Waterfront Apartment with Direct River Views, Private Balcony & EWS1 Certification**



**Occupying an enviable third-floor position within the highly sought-after Azera development at Centenary Quay, this exceptional two-bedroom apartment enjoys breathtaking, uninterrupted views across the River Itchen towards Ocean Village, providing an ever-changing waterside backdrop and spectacular sunsets throughout the year.**

**Beautifully presented throughout and flooded with natural light, the apartment offers a generous open-plan kitchen, dining and living space, creating a wonderful environment for both entertaining and everyday living. Full-height glazing opens onto a private balcony, perfectly positioned to enjoy morning coffee, alfresco dining, or evening drinks whilst taking in the stunning waterfront scenery.**



**Constructed in 2018 and benefiting from both an EWS1 certificate and the remainder of its NHBC warranty, this contemporary apartment offers peace of mind alongside stylish modern living. The spacious principal bedroom benefits from built-in mirrored wardrobes and a modern en-suite shower room, whilst the well-proportioned second double bedroom enjoys equally attractive waterfront views. A contemporary family bathroom, excellent built-in storage and secure allocated parking further enhance the appeal of this superb home.**



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## Azera Capstan Road, Southampton

- Exceptional direct waterfront views across the River Itchen and towards Ocean Village
- Private balcony offering the perfect setting for evening drinks and spectacular sunsets
- Generous open-plan kitchen, dining and living space with excellent natural light throughout
- Beautifully presented and meticulously maintained throughout
- Spacious master bedroom with built-in wardrobes and contemporary en-suite

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 2442.00

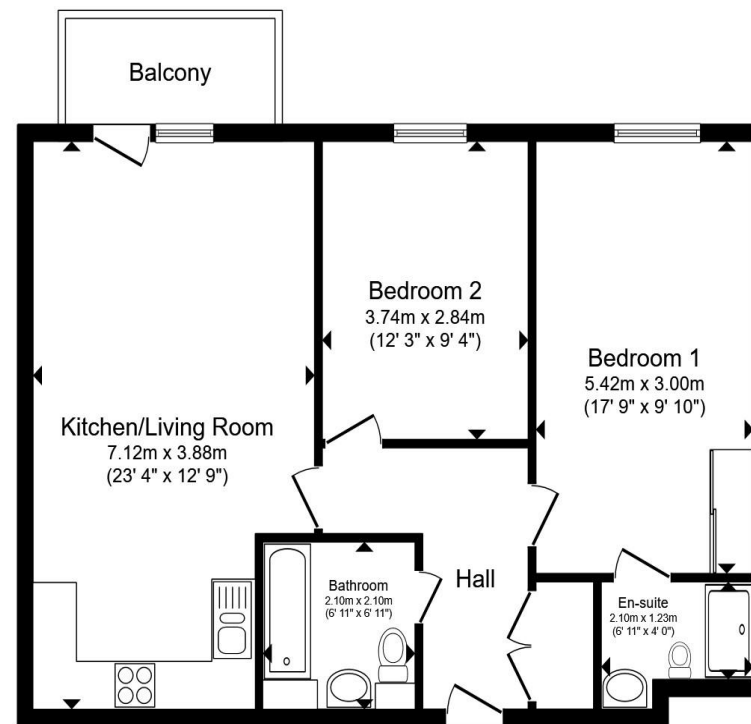
Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jul 2010.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

**£250,000**



Third Floor

Total floor area 70.1 m<sup>2</sup> (755 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](http://www.propertybox.io)



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Property Ref:  
BIT113091 - 0008

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