



**Swan Quay, Vespasian Road, Southampton SO18 1DU**

**welcome to**

## **Swan Quay Vespasian Road, Southampton**

\* TWO BEDROOM GROUND FLOOR APARTMENT \* BALCONY WITH VIEWS OF RIVER ITCHEN \* ONE ALLOCATED PARKING SPACE & VISITORS PARKING \* OPEN PLAN LIVING/DINING ROOM \* MODERN FITTED KITCHEN & BATHROOM \* GREAT TRANSPORT LINKS \* CLOSE TO LOCAL AMENITIES \*

### **Entrance Porch**

Communal intercom system.

### **Entrance Hall**

Access to all rooms, laminate flooring, storage cupboard.

### **Lounge/Diner**

Open plan living/dining room with laminate flooring, gas radiator, fireplace, sliding double doors leading to decked balcony.

### **Balcony**

North facing decked balcony area with beautiful views across River Itchen.

### **Kitchen**

Wall and base cupboard units, double glazed window to the rear aspect overlooking River Itchen, range cooker, gas hob, integrated fridge/freezer, under counter dishwasher, sink and drainer.

### **Bedroom One**

Double glazed window to the front aspect, gas radiator, built in storage.

### **Bedroom Two**

Double glazed window to the front aspect, carpet throughout.

### **Bathroom**

Bath with overhead shower, w/c, sink basin unit, heated towel rail, vino flooring, extractor fan.





**We're delighted to welcome to the market this well-presented two bedroom ground floor apartment, offering contemporary living with stunning views across the River Itchen. Perfectly located for local amenities and excellent transport links, the property combines convenience with a tranquil riverside setting.**

**The accommodation features a bright and spacious open-plan lounge/dining area, creating an ideal space for both relaxing and entertaining. Patio doors provide direct access to a generous private balcony, where you can enjoy superb river views and the peaceful surroundings. The modern fitted kitchen is thoughtfully designed with a range of contemporary units and integrated appliances, while the stylish bathroom is finished to a high standard. Both bedrooms are well proportioned boasting plenty of natural light.**

**Additional benefits include one allocated parking space, as well as ample visitor parking.**



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## Swan Quay Vespasian Road, Southampton

- Ground Floor Apartment
- Two Bedrooms
- Open Plan Living/Dining Room
- Balcony with Views of River Itchen
- One Allocated Parking Space & Visitors Parking

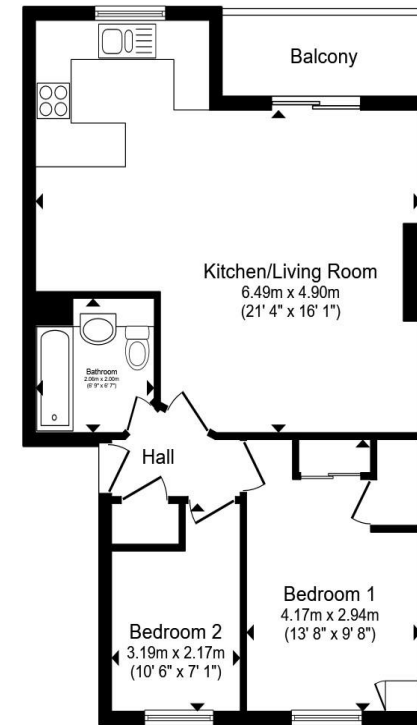
Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: D Service Charge: 1798.08

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 200 years from 10 Mar 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £245,000



Ground Floor

Total floor area 58.4 m<sup>2</sup> (628 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:  
BIT113203 - 0002

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