



**Connells**

Elm Quay Thomas Blake Avenue  
Southampton



### Property Description

Situated in the highly desirable waterside development, Connells are delighted to welcome to the market this ultra-modern one bedroom, fourth floor apartment in the popular Chapel Riverside Development. The block itself benefits from a secure entry system, under croft allocated parking space and communal gardens making this block one of the most desirable locations in the heart of Southampton City Centre. Once inside the property, it offers an impressive open plan kitchen/living/dining area with direct access onto the balcony which benefits from some stunning water views. The bedroom is a very spacious double and a very modern three piece bathroom suite. This property in our opinion would make the ideal first time purchase or investment and a viewing is highly recommended to truly appreciate the accommodation and development we have to offer here at Elm Quay.



**Flat Entrance**

**Living Room/Kitchen**

7' 3" x 4' 4" ( 2.21m x 1.32m )

**Bedroom**

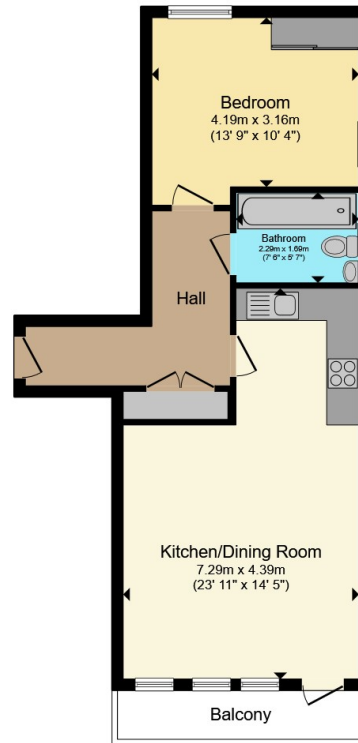
4' 2" x 3' 2" ( 1.27m x 0.97m )

**Bathroom**









Total floor area 53.1 m<sup>2</sup> (572 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)



To view this property please contact Connells on

**T 02380 789 351**  
**E [shirley@connells.co.uk](mailto:shirley@connells.co.uk)**

409 Shirley Road Shirley  
 SOUTHAMPTON SO15 3JD

EPC Rating: B Council Tax  
 Band: B

Service Charge:  
 1677.00

Ground Rent:  
 190.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SSR312981](http://connells.co.uk/Property/SSR312981)**

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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