HUNTERS®
HERE TO GET you THERE
2
2
1
B
HUNTERS®

# Denyer Walk, Southampton

## Offers In Excess Of £210,000

GUIDE PRICE £210,0000 TO £230,000

This outstanding two bedroom apartment offers style, comfort, and an exceptional waterside lifestyle.

Upon entering, you are welcomed into the hallway boasting ample storage conveniently located to the right of the front door. To the left is a well-appointed modern family bathroom and adjacent is the beautifully appointed 16'10" principal bedroom featuring a built-in wardrobe and a stylish en-suite. The bright second double bedroom is at the end of the hallway and to the right side the property opens into a stunning open-plan kitchen and living area, complete with modern fixtures, integrated appliances, and direct access to a balcony offering a charming side view of the waterfront.

Externally, the property continues to impress with access to beautifully maintained secure communal gardens (accessed by fob), allocated secure parking, and picturesque waterside surroundings.

Centenary Quay is a vibrant waterside development which is set on the east bank of River Itchen. A lively landmark which is home to a selection of drinking & eating establishments, beauty salon, library, 24/7 gym and other facilities in the immediate area such as a large Lidl Supermarket. Centenary Quay is easily accessed via a comprehensive road network situated only 0.3 miles from the Woolston train station, less than 5 minutes' drive from Southampton City Centre and just a 10 minute drive from junction 14 of the M3 or junction 8 of the M27.

A superb opportunity to secure a stylish home in a sought-after location, perfect for both relaxed living and modern convenience.

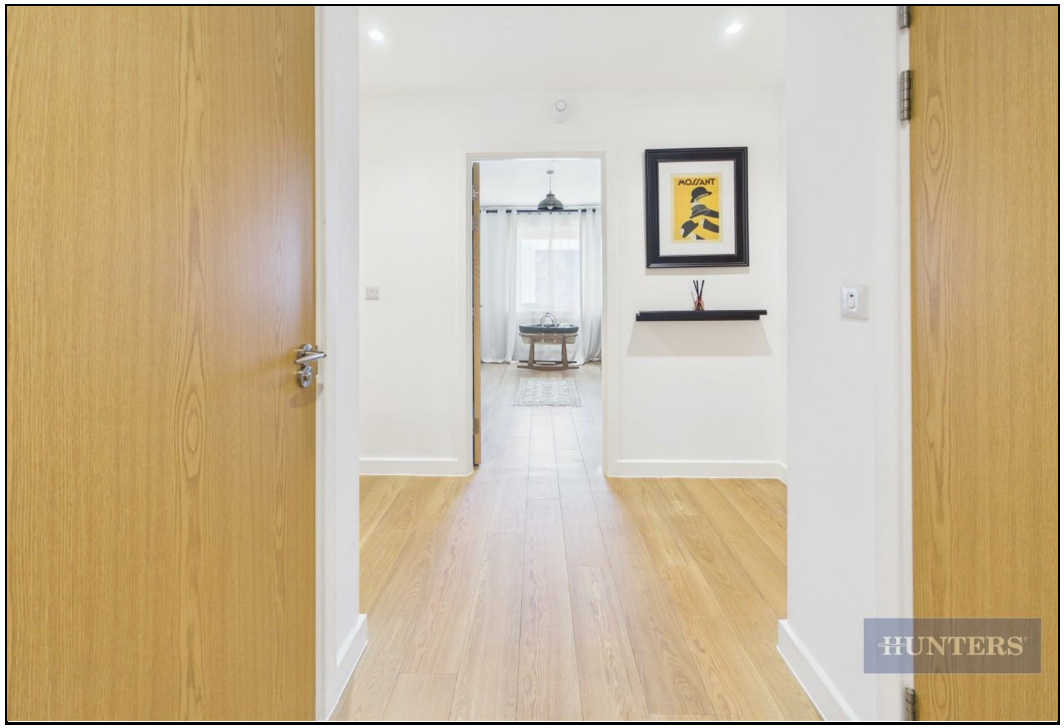
Leasehold with 234 Years Lease Remining Approx.
Service Charge Amount : PLEASE ASK THE AGENT
Ground Rent: £305 per annum (being revisited to go down to £250 in line with new regulations).
Council Tax Band: C

## KEY FEATURES

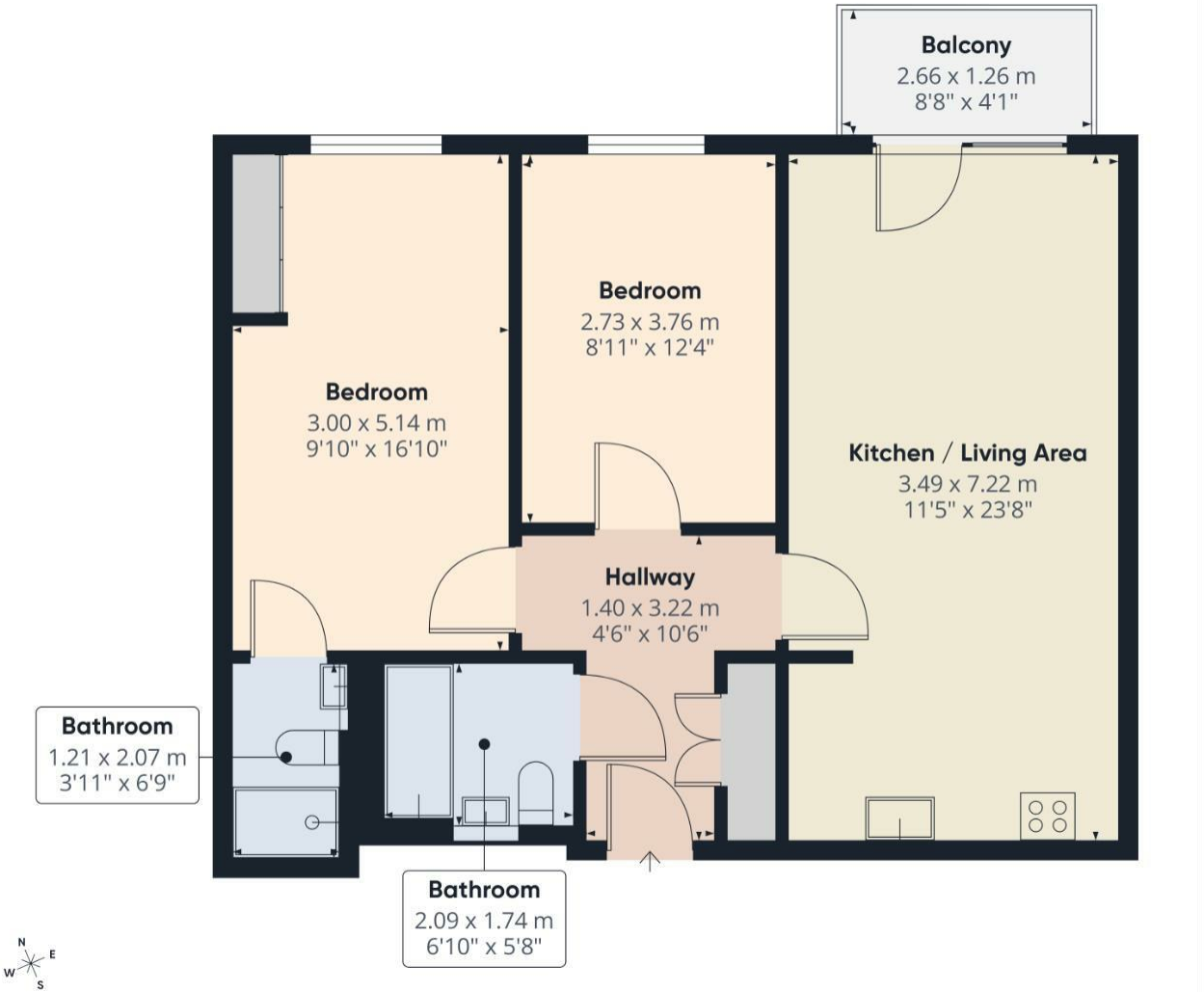
- Luxurious Two-bedroom flat
- Exceptional waterside lifestyle
- Stylish open-plan living
- Balcony
- Modern kitchen with Integrated appliances
- Principle Bedroom with En-suite
- Second double bedroom
- Secured allocated parking
- Secured communal garden (access by fob)
- Thriving Waterside Location

HUNTER

HUNTERS


MOSSANT
HUNTERS

HUNTERS




HUNTERS

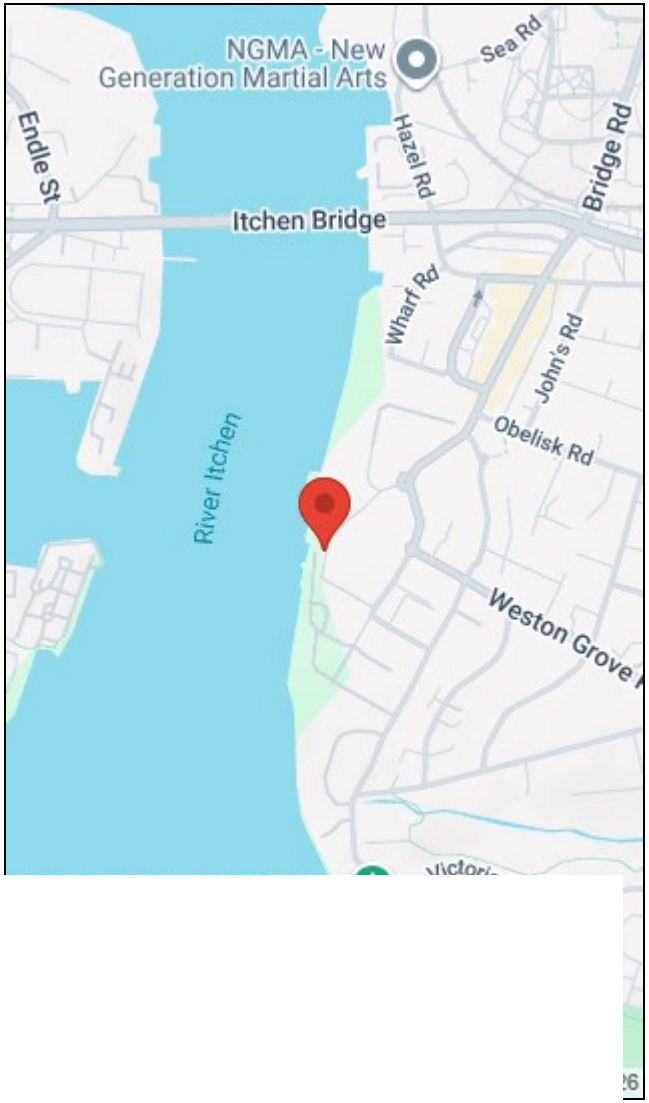
**Approximate total area**(1)
64.4 m²
694 ft²

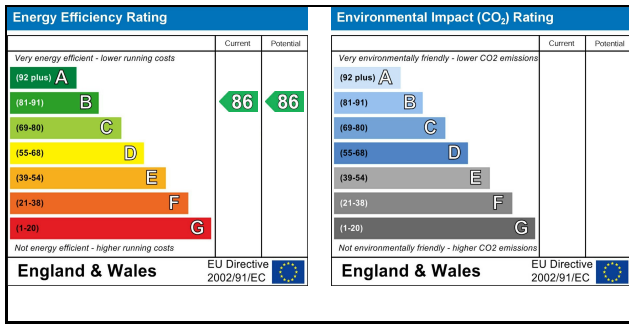
**Balconies and terraces**
3.3 m²
36 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







38 Bedford Place, Southampton, Hampshire, SO15 2DG I 02380 987 720
southampton@hunters.com I www.hunters.com

The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.UK

This Hunters business is independently owned and operated by Clegg Properties Ltd | Registered Address 27 Westfield Road, Lymington, Hampshire, England, SO41 3PZ | Registered Number: 06421594 England and Wales | VAT No: 188 0548 76 with the written consent of Hunters Franchising Limited.