



 2  
Bedrooms

 1  
Bathroom





### **Brand New City Centre Apartments – The Avenue, Southampton (SO17)**

Let's Rent & Let's Sell Southampton is delighted to present this exclusive collection of six brand-new, high-specification apartments, perfectly positioned in the vibrant heart of Southampton City Centre on The Avenue (SO17).

This beautifully finished development offers a stylish mix of apartment types:

**4 x One-Bedroom Flats – spacious, bright, and ideal for professionals**

**1 x 1.5-Bedroom Flat – perfect for a home office or small nursery**

**1 x Two-Bedroom Flat – ideal for couples, sharers, or small families**



## FURNISHED OR UNFURNISHED OPTION AVAILABLE

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### Property Features:

- Brand-new **modern kitchens with oven and fridge-freezer supplied** (*no other appliances included*)
- **Stylish bathrooms** – a mix of walk-in showers and shower-over-bath layouts
- **Gas central heating** with brand-new, energy-efficient boilers
- **Bright, well-planned layouts** designed for modern living
- **Blinds have been ordered** and will be supplied to all flats prior to move-in
- Limited **parking available by separate negotiation** (additional monthly cost)

**Prices:** £1,100 – £1,500 pcm

### Location Highlights – The Avenue, SO17

Enjoy premium city living with everything at your doorstep:

- **Shops & Amenities:** Minutes from Bedford Place, Above Bar Street, and Westquay Shopping Centre (Tesco Express, Sainsbury's, cafés, and restaurants).
- **Coffee & Leisure:** Stroll to independent cafés, Starbucks, and the green open spaces of **Southampton Common**.
- **Culture & Education:** Close to **Mayflower Theatre**, **Solent University**, and easy access to **University of Southampton** by bus.
- **Transport Links:** Excellent bus routes (Bluestar & First: 1, 2, 4, U1) connecting to **Southampton Central Station**, the University, and surrounding areas.
- **Road Access:** Quick access to **M3** and **M27** motorways.
- **Dining & Nightlife:** Moments from popular spots including **The Rockstone**, **Lakaz Maman**, and **Mettricks Coffee House**.

## Summary

Whether you're a **professional, student, or small family**, these brand-new apartments combine **modern interiors, premium finishes, and unbeatable city-centre convenience**.

Available now — book your viewing to secure your perfect home.

### Disclaimer:

*Some photos have been **virtually staged** to illustrate how the space can look when furnished and to provide design inspiration. Actual flats are currently unfurnished.*

### Additional Information:

- **Oven and fridge-freezer supplied** (no other appliances included)
- **Blinds will be provided for all flats**
- **EPC and Council Tax Bands to be confirmed (new build development)**

### Furnishing Options:

This apartment can be offered **unfurnished or furnished**, with the furnished option available at an **additional monthly cost**.

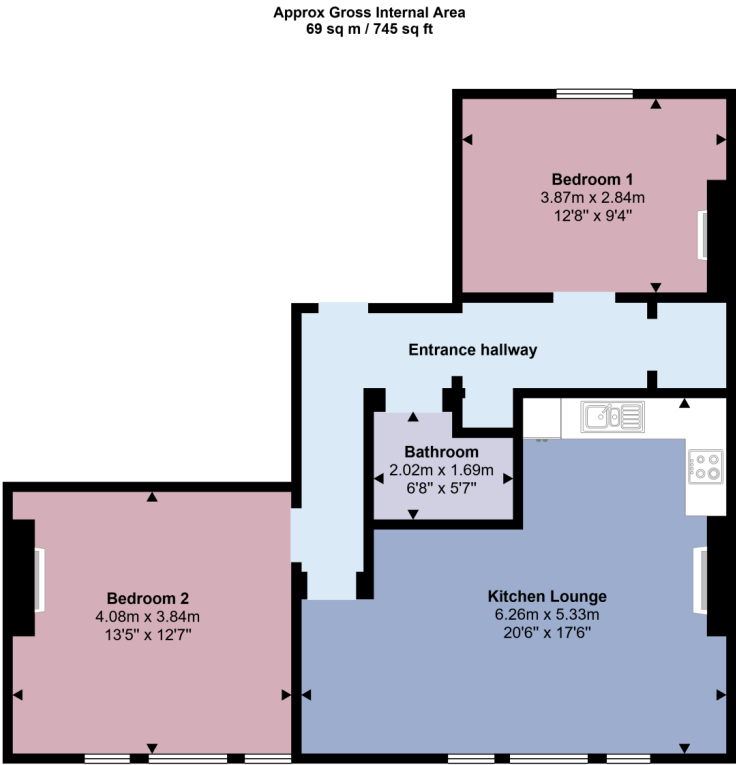
The furnished package includes essential items such as:

- Bed and mattress
- Wardrobe or chest of drawers
- Sofa and coffee table
- Optional dining table and chairs (upon request)

Please note that the furnished option **does not include** televisions, cutlery, kitchenware, or bedding.

For further details and pricing, please **contact us directly**.





Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Address: Flat 1 Cherry Tree House, 21 The Avenue, SO17

