



Asking Price £265,000
Joiners Mews, SO19

Lets Rent Lets Sell
SOUTHAMPTON



 2
Bedrooms

 1
Bathroom

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Lets Sell are pleased to present this two bedroom terraced built in 2012 by Crest Nicholson and located in the heart of Woolson, this family house boasts allocated parking and an enclosed rear garden. In addition to two double bedrooms there is an open-plan living room, fitted kitchen, a "Jack and Jill" Bathroom and a separate cloakroom.

Lets Sell is delighted to present this exceptional two-double-bedroom residence at Joiners Mews, set within the prestigious Centenary Quay development by Crest Nicholson.

Upon entering through the modern composite front door, one is welcomed by an elegantly appointed entrance hall featuring a storage cupboard with utility provision. A ground-floor cloakroom provides additional convenience, reflecting the considered and practical design that characterises this fine home throughout.

The main living room offers an impressive setting for formal entertaining and everyday living alike. Direct access to the rear garden creates a seamless connection between interior and exterior, further enhancing the homes appeal for those who appreciate refined living.

The kitchen is appointed to an excellent standard, featuring integrated appliances, inset spotlights and a streamlined sink unit. Thoughtfully designed and elegantly finished, it provides a highly functional space suited to both everyday requirements and more elaborate culinary occasions.

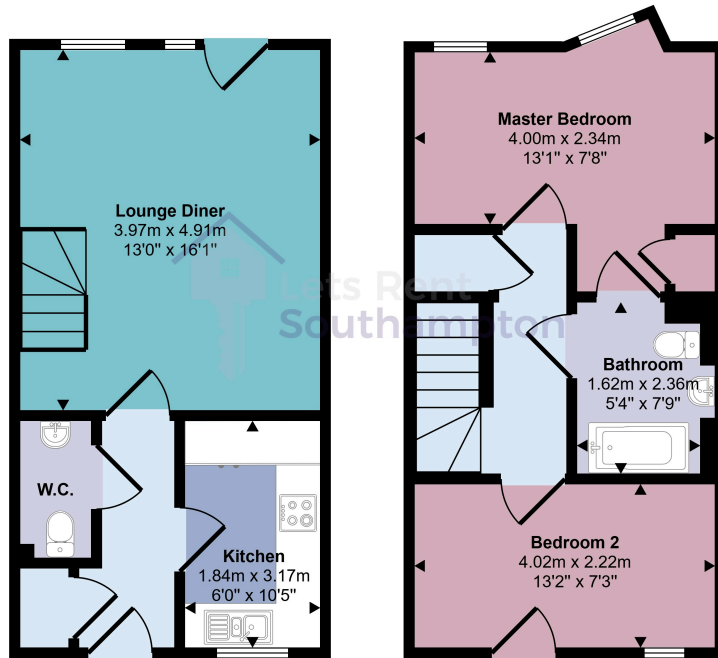
To the first floor, the accommodation continues to impress. The Jack and Gill family bathroom is finished to a contemporary standard, whilst both bedrooms offer generous proportions befitting the quality of the property.

To the rear, the garden has been laid out for year-round enjoyment, comprising a patio terrace suitable for outdoor dining, a lawn bordered by established shrub planting, and a timber storage shed. To the front, the property presents an attractive modern façade with the benefit of an allocated parking space in close proximity.

Centenary Quay itself offers a lifestyle of considerable distinction. Residents enjoy access to a curated selection of dining and leisure establishments, a beauty salon, library, 24-hour gymnasium, and beautifully landscaped courtyards, gardens and public squares – all set against the backdrop of the River Itchen, with riverside pathways providing direct access to the waters edge.

This is a residence of genuine quality and character, offered to the market in excellent condition and presenting a rare opportunity to acquire an exceptional home within one of Southamptons most desirable waterside communities.

Approx Gross Internal Area
66 sq m / 708 sq ft



Ground Floor
Approx 33 sq m / 354 sq ft

First Floor
Approx 33 sq m / 354 sq ft

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	78	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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