



**Connells**

Riverside House Thomas Blake Avenue  
Southampton

# Riverside House Thomas Blake Avenue Southampton SO14 5BZ

for sale  
**£180,000**



## Property Description

Built in 2020, the property is finished to a high standard and benefits from a prime location near the River Itchen. The apartment is ideal for professionals, first-time buyers, or investors seeking a property that combines comfort with convenience.

The apartment features a spacious entrance hall leading to a handy utility cupboard and the open-plan lounge, dining, and kitchen area that creates a light and airy living space. The modern kitchen is well-appointed, offering built-in appliances, plenty of storage and worktop space, perfect for entertaining or relaxing at home. The generously sized bedroom provided comfortable accommodation, complemented by a stylish three-piece bathroom suite. The private balcony extends the living space outdoors, offering a perfect spot to unwind and enjoy views of the surrounding area.

Throughout the property it is noteworthy that each room has under floor heating, and individual climate control for each room and upon entry a high-end video entry system. In addition, externally the property offers a secure undercroft parking space and bike storage, secure entry to the block and lift to all floors,

Riverside House offers close proximity to Southampton City Centre and is a stone's throw away from the vibrant spots of Ocean Village and Oxford Street. These areas provide an array of bars, restaurants, and entertainment options, making it the perfect

choice for those seeking a sophisticated city living experience.

## Hallway

29' 5" extending to x 4' 9" ( 8.97m extending to x 1.45m )

## Lounge Area

13' 4" x 10' 5" ( 4.06m x 3.17m )

## Kitchen/Breakfast Area

10' 6" x 10' 4" ( 3.20m x 3.15m )

## Bedroom

12' 7" x 10' 5" ( 3.84m x 3.17m )

## Bathroom

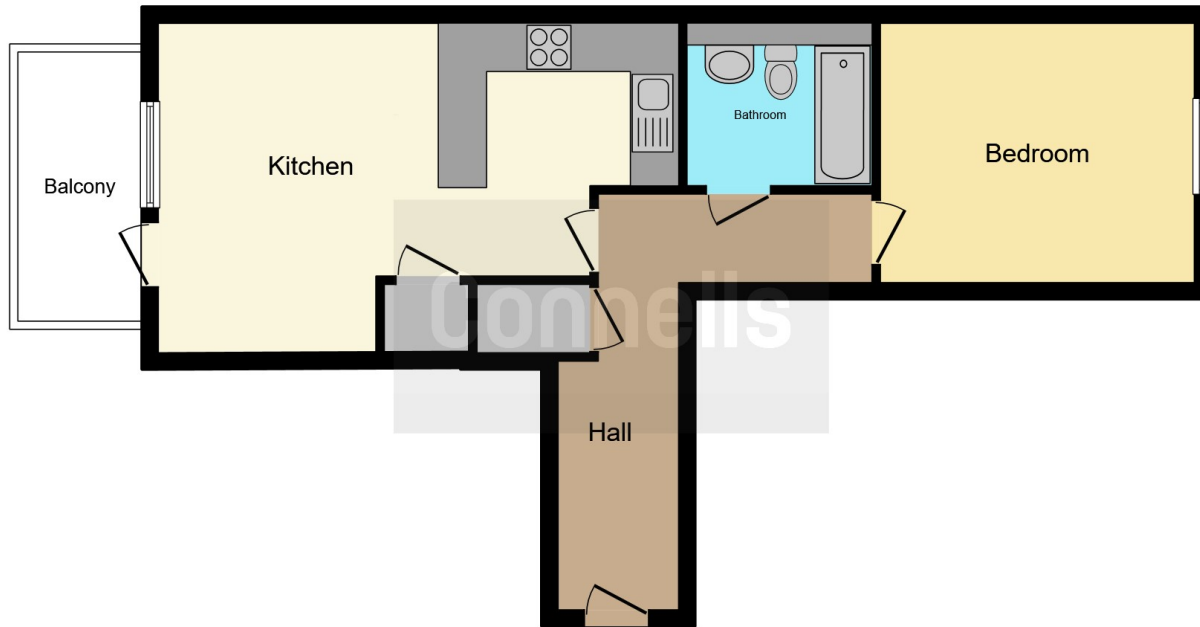
7' 5" x 7' 4" ( 2.26m x 2.24m )











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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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409 Shirley Road Shirley  
SOUTHAMPTON SO15 3JD

EPC Rating: B Council Tax  
Band: B

Service Charge:  
1684.78

Ground Rent:  
241.43

Tenure: Leasehold

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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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