



**Connells**

Centurion House Hawkeswood Road  
Southampton



## Property Description

Stunning One-Bedroom Apartment -  
Centurion House, Hawkeswood Road.

Beautifully presented throughout, this modern one-bedroom apartment is offered in excellent condition and is ready to move straight into. The property features a spacious open-plan lounge and kitchen, creating a bright and welcoming living space, with a Juliet balcony offering an attractive outlook towards the nearby waterfront.

The generous double bedroom and stylish contemporary bathroom have both been exceptionally well maintained, while allocated undercroft parking adds further convenience.

Ideally located close to local amenities, transport links and scenic waterside walks, this fantastic apartment is perfect for first-time buyers, professionals or investors.

Early viewing is highly recommended.

### Entrance Hall

Electric radiator

### Lounge

Double glazed window to rear aspect. Small double-glazed window to side aspect. Juliet Balcony. Electric radiator.

### Kitchen

Wall and base units. Integrated electric oven and hob with extractor fan. Sink and drainer. Integrated fridge. Space for washing machine.

### Bedroom 1

Double glazed window to rear aspect. Electric radiator.

### Bathroom

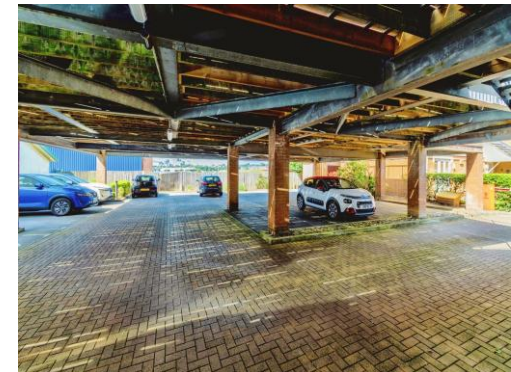
WC. Bath and shower. Extractor fan. Wash hand basin. Towel radiator.

### Outside

1 Undercroft allocated parking space.

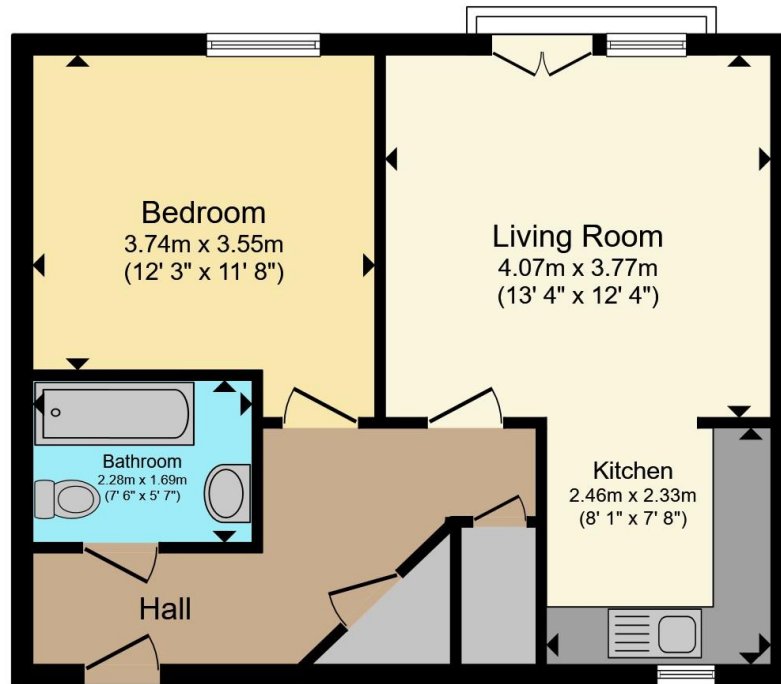
## KEY FEATURES

- Modern one-bedroom apartment
- Open-plan living and kitchen area
- Juliet balcony
- Allocated parking
- Ideally located close to amenities
- Excellent transport links
- Well-presented throughout
- Ideal for first-time buyers or investors









**Floor Plan**

Total floor area 48.4 m<sup>2</sup> (521 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

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EPC Rating: C Council Tax  
 Band: A

Service Charge:  
 2880.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BTN106891](http://connells.co.uk/Property/BTN106891)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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.

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