



**Azera, Capstan Road, Southampton SO19 9UR**

**welcome to**

## **Azera Capstan Road, Southampton**

\* MODERN TWO BEDROOM APARTMENT \* BALCONY WITH VIEWS OF RIVER ITCHEN \* BEAUTIFULLY PRESENTED THROUGHOUT \* EN SUITE TO MASTER \* ALLOCATED PARKING SPACE \* OPEN PLAN KITCHEN/LIVING ROOM \*

### **Entrance Porch**

Communal intercom system for security, lift and stairs to access.

### **Entrance Hall**

Access to all rooms, storage space, laminate flooring, intercom system.

### **Kitchen/Living Room**

Wall and base cupboard units, integrated fridge/freezer, dishwasher, electric oven, hob, tiled walls, stainless steel sink and drainer, open living room area with space for dining table and chairs, laminate flooring, access to balcony, gas radiator.

### **Balcony**

Balcony area with seating and panoramic views of River Itchen.

### **Bedroom One**

Double glazed window to the side aspect overlooking River Itchen, built in mirrored wardrobes, carpeted, gas radiator, leading to;

### **En Suite**

Shower cubicle, low level w/c, wash hand basin, extractor fan, heated towel rail.

### **Bedroom Two**

Double glazed window to the side aspect overlooking River Itchen, carpeted, gas radiator, space for freestanding wardrobe.

### **Bathroom**

Bath with overhead shower, low level w/c, wash hand basin, heated towel rail, extractor, partially tiled walls.





**This contemporary two bedroom apartment offers stylish living in one of Southampton's most desirable waterside locations. Immaculately presented throughout, the apartment boasts impressive views across the River Itchen.**

**The heart of the home is the modern open-plan kitchen and living area, an inviting, bright space perfect for relaxing or entertaining. From here, doors open onto a private balcony with fantastic water views.**

**The master bedroom benefits from its own en suite shower room, while a second bedroom is served by a separate modern bathroom.**

**Additional features include one allocated parking space within a secure multi-storey car park, offering both convenience and peace of mind.**

**Situated in a fantastic location, the apartment provides excellent access to Southampton city centre, local amenities, transport links, and waterside walkways.**



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## Azera Capstan Road, Southampton

- Two Bedroom Apartment
- Beautifully Presented Throughout
- Panoramic Views of River Itchen
- Balcony
- Modern Kitchen/Living Room

Tenure: Leasehold EPC Rating: B

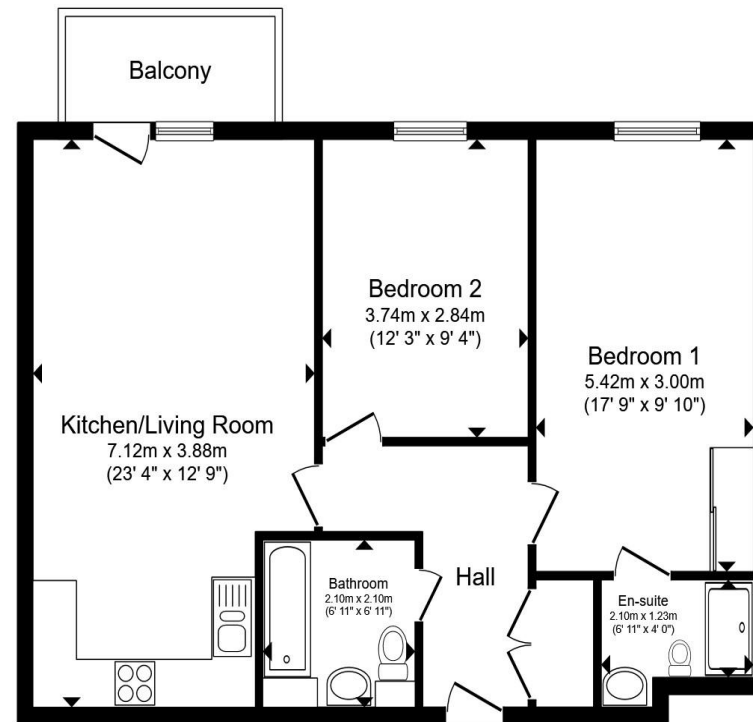
Council Tax Band: B Service Charge: 2400.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jul 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£260,000**



**Third Floor**

Total floor area 70.1 m<sup>2</sup> (755 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)



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Property Ref:  
BIT113091 - 0004

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