

# HUNTERS®

HERE TO GET *you* THERE

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HUNTERS B

# Denyer Walk, Southampton

## Offers In Excess Of £250,000



This is a truly outstanding two bedroom apartment offering style, comfort, and an exceptional waterside lifestyle.

Upon entering, you are welcomed into the hallway boasting ample storage conveniently located to the right of the front door. To the left is a well-appointed modern family bathroom and adjacent is the beautifully appointed 16'10" principal bedroom featuring a built-in wardrobe and a stylish en-suite. The bright second double bedroom is at the end of the hallway and to the right side the property opens into a stunning open-plan kitchen and living area, complete with modern fixtures, integrated appliances, and direct access to a balcony offering a charming side view of the waterfront.

Externally, the property continues to impress with access to beautifully maintained secure communal gardens (accessed by fob), allocated secure parking, and picturesque waterside surroundings.

Centenary Quay is a vibrant waterside development which is set on the east bank of River Itchen. A lively landmark which is home to a selection of drinking & eating establishments, beauty salon, library, 24/7 gym and other facilities in the immediate area such as a large Lidl Supermarket. Centenary Quay is easily accessed via a comprehensive road network situated only 0.3 miles from the Woolston train station, less than 5 minutes' drive from Southampton City Centre and just a 10 minute drive from junction 14 of the M3 or junction 8 of the M27.

A superb opportunity to secure a stylish home in a sought-after location, perfect for both relaxed living and modern convenience.

Leasehold with 234 Years Lease Remaining Approx.

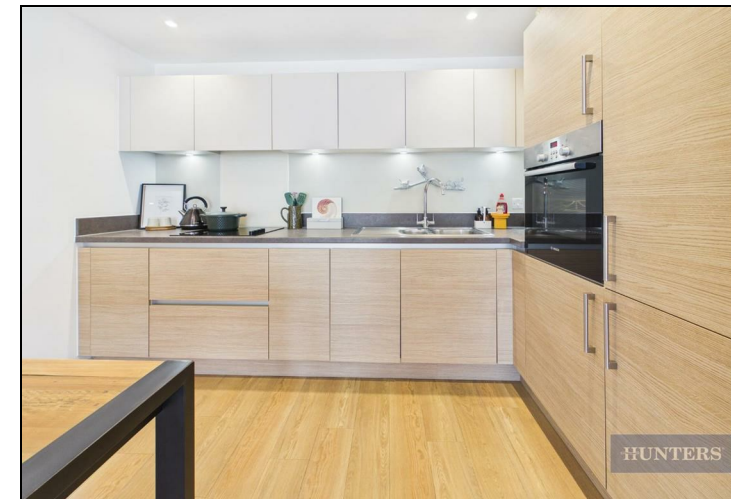
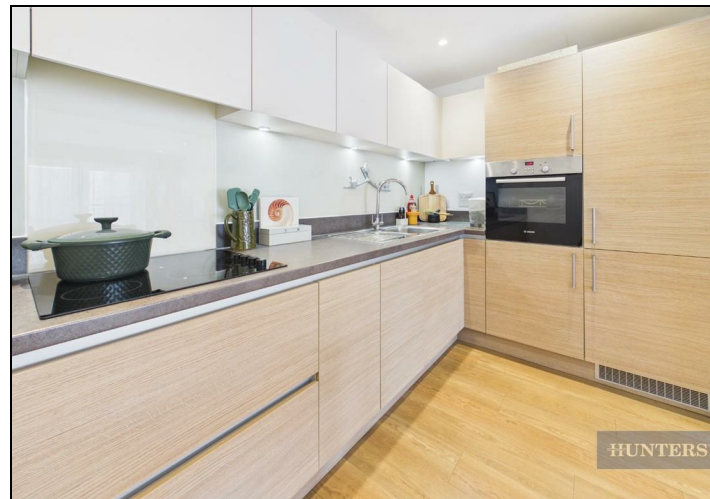
Service Charge Amount £1600 per annum approx.

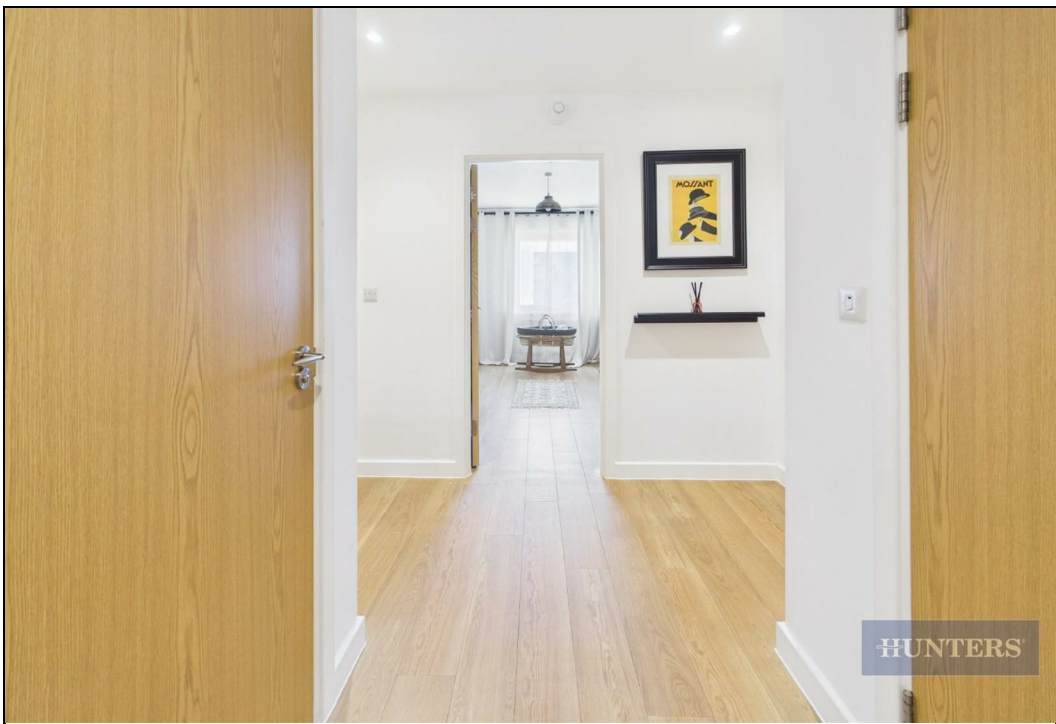
Ground Rent: £305 per annum (being revisited to go down to £250 in line with new regulations).

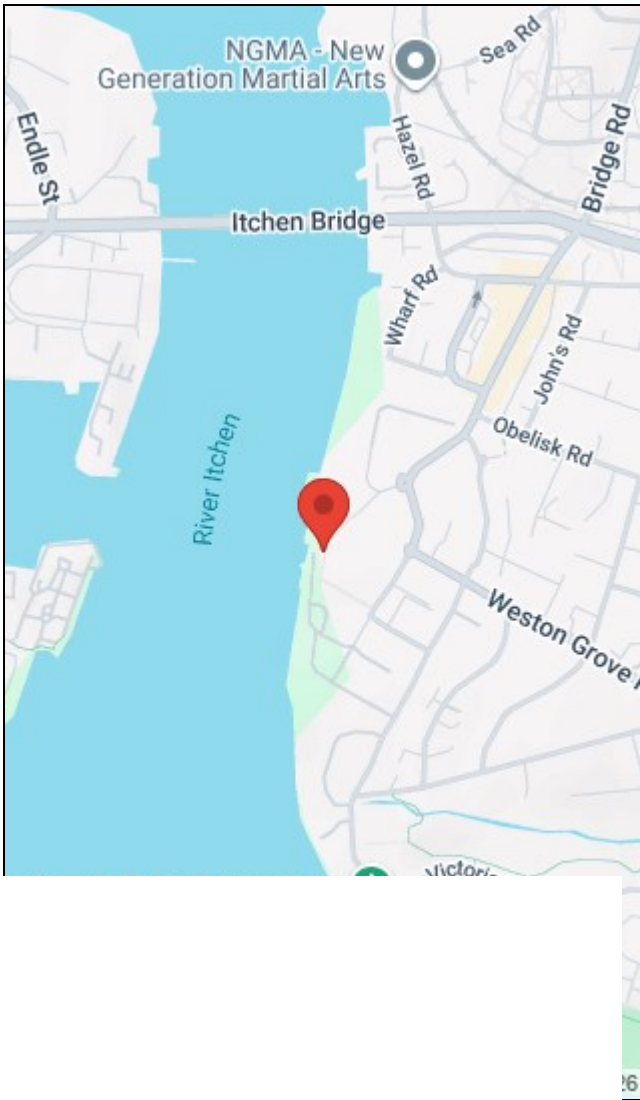
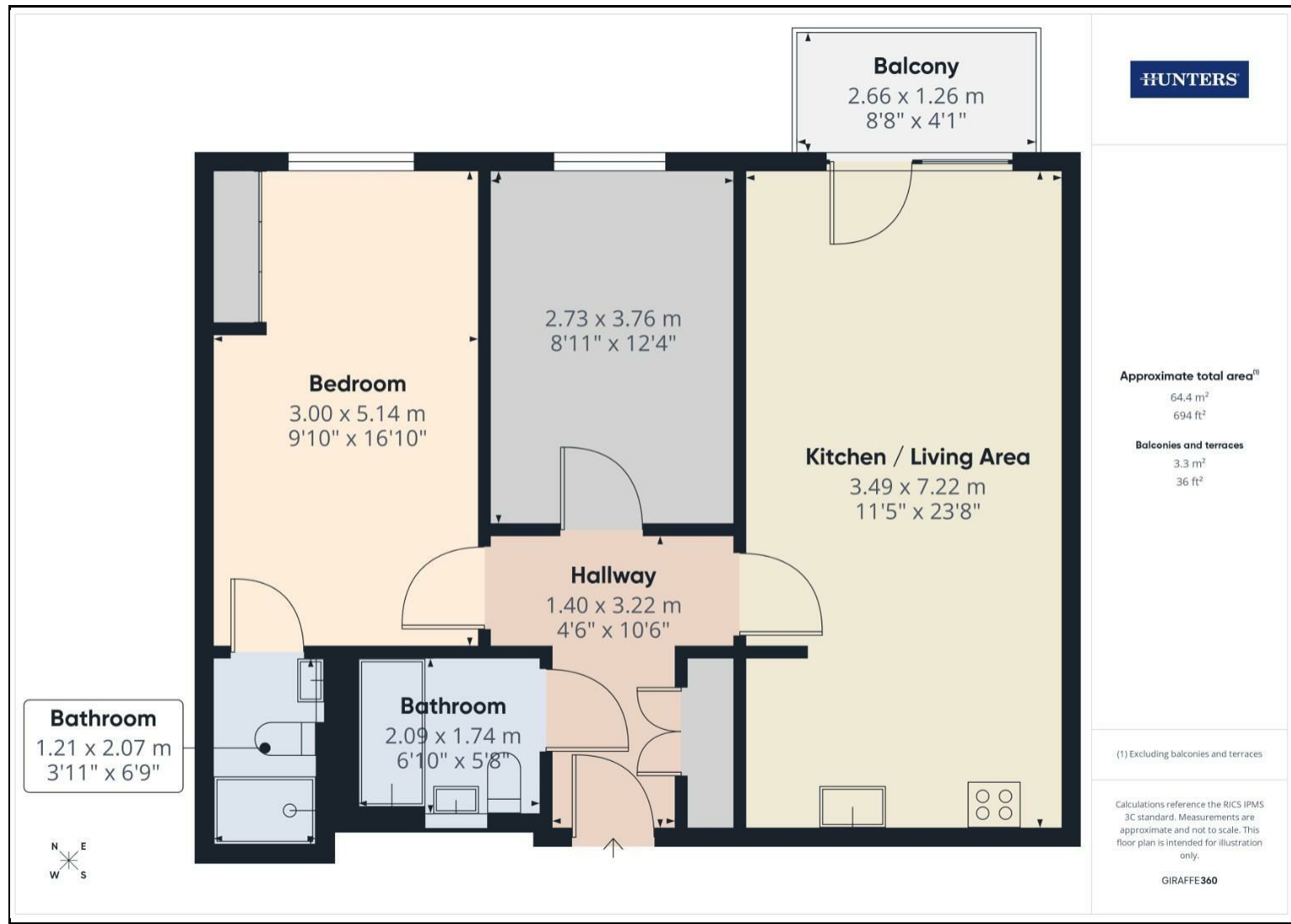
Council Tax Band: C

## KEY FEATURES

- Luxurious Two-bedroom flat
- Exceptional waterside lifestyle
  - Stylish open-plan living
    - Balcony
- Modern kitchen with Integrated appliances
  - Principle Bedroom with En-suite
    - Second double bedroom
    - Secured allocated parking
  - Secured communal garden (access by fob)
  - Thriving Waterside Location







Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>86</b>	<b>86</b>
EU Directive 2002/91/EC	
<b>England &amp; Wales</b>	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>86</b>	<b>86</b>
EU Directive 2002/91/EC	
<b>England &amp; Wales</b>	

38 Bedford Place, Southampton, Hampshire, SO15 2DG | 02380 987 720  
[southampton@hunters.com](mailto:southampton@hunters.com) | [www.hunters.com](http://www.hunters.com)



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