



**Connells**

Elm Quay Thomas Blake Avenue  
SOUTHAMPTON



### Property Description

8' 10" x 5' 7" ( 2.69m x 1.70m )

Situated in the highly desirable waterside development, Connells are delighted to welcome to the market this ultra-modern two bedroom ground floor apartment in the popular Chapel Riverside Development. The block itself benefits from a secure entry system, an undercroft allocated parking space and communal gardens, making this one of the most desirable locations in the heart of Southampton City Centre.

Once inside, the property offers an impressive open plan kitchen/living/dining area with direct access onto the balcony, which enjoys stunning water views. There are two well-proportioned double bedrooms, with the principal bedroom benefiting from a modern en-suite shower room, alongside a separate contemporary three-piece bathroom suite.

Offering a great combination of space, style and location, this apartment is perfectly suited to those seeking modern waterside living in the heart of the city.

### Flat Entrance

#### Living Room/Kitchen

22' 11" x 12' 2" ( 6.99m x 3.71m )

#### Bedroom One

11' 6" x 10' 6" ( 3.51m x 3.20m )

#### Bedroom Two

11' 3" x 10' 4" ( 3.43m x 3.15m )

#### En-Suite

7' 6" x 4' 9" ( 2.29m x 1.45m )

#### Bathroom











Total floor area 68.9 m<sup>2</sup> (742 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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409 Shirley Road Shirley  
 SOUTHAMPTON SO15 3JD

EPC Rating: C Council Tax  
 Band: B

Service Charge:  
 2500.00

Ground Rent:  
 262.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SSR312915](http://connells.co.uk/Property/SSR312915)**

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.

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