



Swan Quay, Vespasian Road, Southampton SO18 1DU

welcome to

Swan Quay Vespasian Road, Southampton

* TWO BEDROOM GROUND FLOOR APARTMENT * BALCONY WITH VIEWS OF RIVER ITCHEN * ONE ALLOCATED PARKING SPACE & VISITORS PARKING * OPEN PLAN LIVING/DINING ROOM * MODERN FITTED KITCHEN & BATHROOM * GREAT TRANSPORT LINKS * CLOSE TO LOCAL AMENITIES *

Entrance Porch

Communal intercom system.

Entrance Hall

Access to all rooms, laminate flooring, storage cupboard.

Lounge/Diner

Open plan living/dining room with laminate flooring, gas radiator, fireplace, sliding double doors leading to decked balcony.

Balcony

North facing decked balcony area with beautiful views across River Itchen.

Kitchen

Wall and base cupboard units, double glazed window to the rear aspect overlooking River Itchen, range cooker, gas hob, integrated fridge/freezer, under counter dishwasher, sink and drainer.

Bedroom One

Double glazed window to the front aspect, gas radiator, built in storage.

Bedroom Two

Double glazed window to the front aspect, carpet throughout.

Bathroom

Bath with overhead shower, w/c, sink basin unit, heated towel rail, vino flooring, extractor fan.





We're delighted to welcome to the market this well-presented two bedroom ground floor apartment, offering contemporary living with stunning views across the River Itchen. Perfectly located for local amenities and excellent transport links, the property combines convenience with a tranquil riverside setting.

The accommodation features a bright and spacious open-plan lounge/dining area, creating an ideal space for both relaxing and entertaining. Patio doors provide direct access to a generous private balcony, where you can enjoy superb river views and the peaceful surroundings. The modern fitted kitchen is thoughtfully designed with a range of contemporary units and integrated appliances, while the stylish bathroom is finished to a high standard. Both bedrooms are well proportioned boasting plenty of natural light.

Additional benefits include one allocated parking space, as well as ample visitor parking.



view this property online fox-and-sons.co.uk/Property/BIT113203



welcome to

Swan Quay Vespasian Road, Southampton

- Ground Floor Apartment
- Two Bedrooms
- Open Plan Living/Dining Room
- Balcony with Views of River Itchen
- One Allocated Parking Space & Visitors Parking

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 1798.08

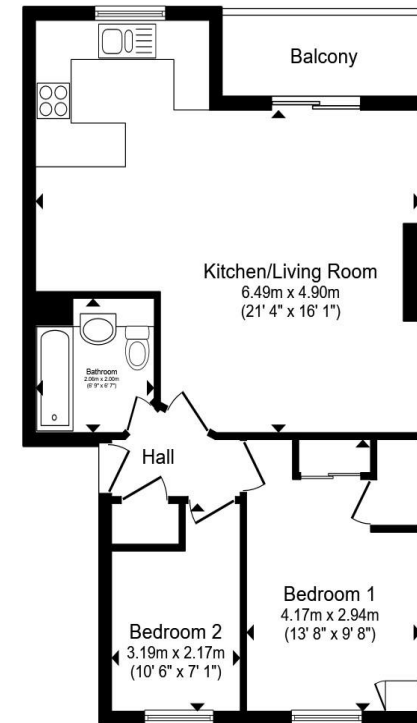
Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 200 years from 10 Mar 2016.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£190,000



Ground Floor

Total floor area 58.4 m² (628 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



view this property online fox-and-sons.co.uk/Property/BIT113203



Property Ref:

BIT113203 - 0010

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



023 8044 6724



Bitterne@fox-and-sons.co.uk



390c Bitterne Road, Bitterne, SOUTHAMPTON,
Hampshire, SO18 5RS



fox-and-sons.co.uk