



Azera, Capstan Road, Southampton SO19 9UR

welcome to

Azera Capstan Road, Southampton

Fox & Sons offer this stylish two-bedroom waterside apartment featuring open-plan living, a modern kitchen, private balcony with river views, ensuite, and allocated parking in a sought-after location.

Call today to book your viewing 02380 446724.

Entrance Porch

Intercom systems, communal door, lift and stairs access.

Entrance Hall

Access to all rooms, Laminate flooring and radiator.

Kitchen/Living Room

26' 2" x 12' 9" (7.98m x 3.89m)

wall and base mounted units, stainless steel sink with drainer, integrated oven and hob, over head extractor, fridge freezer, dishwasher. Double glazed to side and front with fitted shutters, doors out to balcony, radiator and laminate flooring.

Bedroom 1

19' 10" x 9' 11" (6.05m x 3.02m)

built in wardrobes, carpeted, double glazed to rear with fitted shutters, leading to ensuite

En-Suite

Low level walk in shower, hand basin, extractor, toilet.

Bedroom 2

13' 11" x 9' (4.24m x 2.74m)

Carpeted, radiator, double glazed to rear.

Bathroom

Bath tub with over head shower, low level toilet, wash hand basin, heated towel rail and extractor fan.

Balcony

14' x 4' (4.27m x 1.22m)

beautiful water views and space for outdoor furniture.

Parking

one allocated parking space in multi story parking.





Fox & Sons are proud to present this exceptional two-bedroom apartment located on the second floor of the sought-after Azera development, perfectly positioned along the River Itchen. This beautifully finished home offers a stylish and well-balanced layout, centred around a spacious open-plan living area ideal for both everyday living and entertaining. The contemporary kitchen is fitted with sleek grey cabinetry, integrated 'A' rated appliances, recessed lighting and under-unit illumination, creating a modern and practical space. The living area is bright and welcoming, enhanced by three full-height windows and a glazed door which leads out onto a generous 14 ft decked balcony, offering impressive views across the river towards Ocean Village. The property also features a substantial 17'9 main bedroom with built-in storage and a stylish en-suite shower room complete with modern tiling, heated towel rail and inset lighting, along with a well-sized second bedroom. A further modern bathroom and an inviting entrance hall complete the accommodation, with the hallway offering a secure video entry system and a useful utility cupboard with space and plumbing for a washer dryer. Additional benefits include lift and stair access to all floors, energy-efficient design with 'A' rated appliances, and high performance double glazed windows with thermally efficient glass.



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welcome to

Azera Capstan Road, Southampton

- Prime waterside location with views over the River Itchen
- Spacious open-plan living with modern fitted kitchen
- Private 14 ft balcony ideal for relaxing and entertaining
- Generous main bedroom with en-suite and built-in storage
- Allocated parking, lift access, and secure entry system

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 2556.00

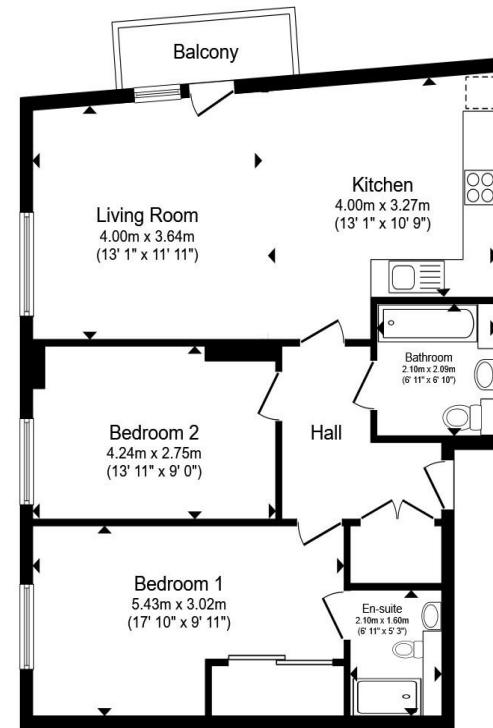
Ground Rent: 250.00

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



Second Floor

Total floor area 76.0 m² (818 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



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Property Ref:
BIT113209 - 0003

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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.



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