

Connells

Azera Capstan Road
Southampton

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Southampton SO19 9US

For sale guide price
£220,000







Property Description

Situated within the sought-after Centenary Quay development on Capstan Road, this beautifully presented modern two-bedroom apartment offers stylish contemporary living in a desirable waterfront location.

The property features a bright and spacious open-plan lounge and kitchen, creating an ideal space for both relaxing and entertaining. Double doors open onto a private balcony, providing the perfect spot to enjoy the fresh air and surrounding waterside atmosphere.

There are two generous double bedrooms, with the principal bedroom benefiting from its own en-suite shower room. A separate modern family bathroom further enhances the accommodation. The apartment also benefits from an allocated parking space, adding convenience to everyday living.

Centenary Quay is renowned for its vibrant waterfront setting, with a selection of bars, restaurants, leisure facilities and local amenities close by. Weston Shore is within easy reach, offering scenic coastal walks towards Royal Victoria Country Park, while Lidl supermarket is conveniently located nearby. Excellent transport links, including local bus routes and a nearby train station, provide easy access to Southampton City Centre and surrounding areas.

An ideal opportunity for buyers seeking modern apartment living in a popular waterside development, with viewing highly recommended.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Storage cupboard. Intercom.

Open Plan Kitchen / Dining

Double glazed windows to rear and side aspect. Double glazed double doors to balcony with water views. Gas central heating radiator. Laminate flooring. Wall and base units. Sink and drainer. Integrated appliances. Electric oven. Hob. Large open plan space.

Bedroom 1

Double glazed windows to rear aspect. Built in wardrobes. Gas central heating radiator. Carpeted. Large double.

En-Suite

Shower cubicle. Wash hand basin. WC. Hand towel rail. Extractor fan. Spotlights. Modern.

Bedroom 2

Double glazed window to side aspect. Carpeted. Large double.

Bathroom

Bath with shower. Wash hand basin. WC. Hand towel rail. Extractor fan. Spotlights. Modern.

Outside

Balcony with water views.

Parking

Allocated parking.

Key Features

- Modern Two-Bedroom Apartment
- Sought-After Centenary Quay Development
- Two Spacious Double Bedrooms
- En-Suite to Principal Bedroom
- Open-Plan Lounge/Kitchen
- Double Doors to Private Balcony
- Separate Family Bathroom
- Allocated Parking Space







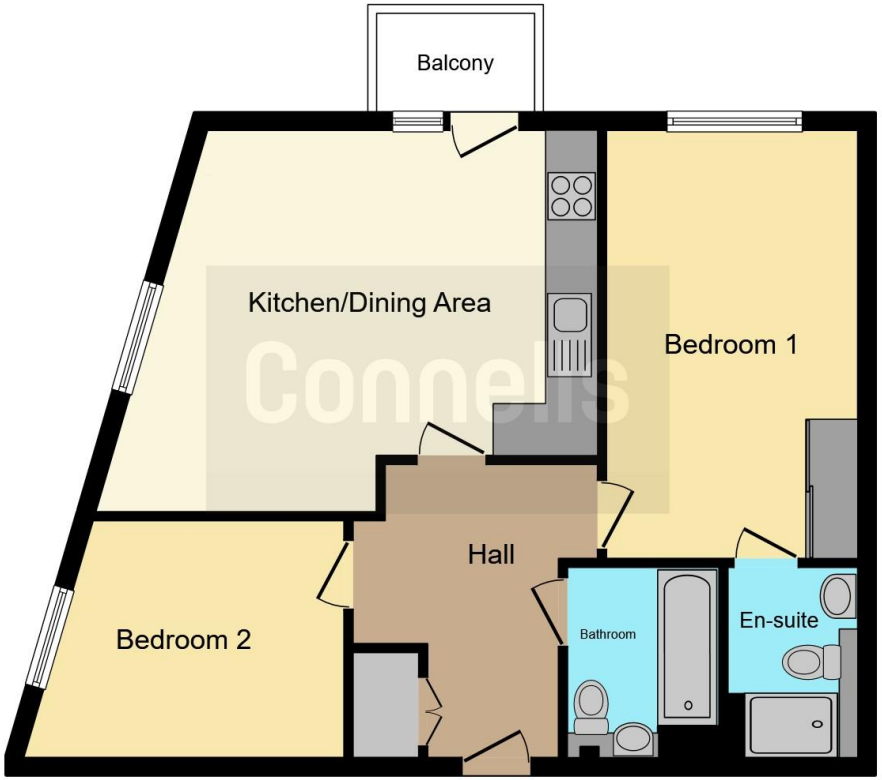







CENTENARY QUAY





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.focalagent.com

To view this property please contact Connells on

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EPC Rating: B

Council Tax Band: B

Service Charge: 2000.00

Ground Rent: 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/BTN108043

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

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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