



Watersedge

Lower Swanwick, Southampton, SO31 7GS

Two Bedroom Apartment with Allocated Parking

RENT

£1,680 pcm

Property Features

- Two Double Bedrooms
- Two Bathrooms
- Contemporary Kitchen with Built in Appliances
- Allocated Parking
- Separate Bike Store
- Unfurnished Modern Apartment
- Views over the Marina
- Underfloor Heating
- Communal Gardens
- Available October

PROPERTY OVERVIEW

This modern, two bedroom unfurnished apartment is situated in the highly regarded waterside setting of Old Swanwick Lane, Lower Swanwick. This property enjoys a particularly attractive position overlooking the marina and close to the picturesque River Hamble.

The area is renowned for its distinctive blend of village charm, riverside scenery and an active maritime atmosphere. Swanwick Marina is close by, providing a wonderful backdrop of boats, pontoons and changing river views, while the surrounding waterways make the location particularly appealing to sailing, boating and paddleboarding enthusiasts. The River Hamble also provides a beautiful setting for leisurely walks and enjoying the changing seasons.

ROOM MEASUREMENTS

Entrance Hall - Useful storage cupboard.

Bathroom - 2.24m x 1.90m (7' 4" x 6' 2")

Bedroom Two - 3.28m x 3.12m (10' 9" x 10' 2") to window recess

Bedroom One - 3.11m x 4.95m (10' 2" x 16' 2") plus entrance corridor

Ensuite - 1.77m x 2.06m (5' 9" x 6' 9")

Kitchen Area - 3.09m x 2.31m (10' 1" x 7' 6")

Lounge Area - 4.31m x 4.27m (14' 1" x 14' 0")

Balcony - 6.84m x 1.43m (22' 5" x 4' 8")

Allocated Parking Space

Bike Store with Storage Unit



DESCRIPTION

Enjoying a desirable position overlooking Hamble Marina, this well-presented two-bedroom apartment offers contemporary living with a superb outlook and excellent outdoor space.

The accommodation comprises two generous double bedrooms, including a principal bedroom with a stylish en-suite shower room, together with a further fully tiled family bathroom.

At the heart of the property is a bright and spacious open-plan living, dining and kitchen area. The contemporary kitchen is finished to a high standard and benefits from a range of integrated appliances, while full-height sliding patio doors open directly onto a large private balcony, providing an impressive setting for relaxing or entertaining while enjoying views across the marina.

Further benefits include allocated parking and access to well-maintained communal gardens. Offered unfurnished, the apartment provides a smart and versatile home in an attractive marina-side setting.

MATERIAL INFORMATION

- *Rental Price – £1680 pcm
- *Holding Deposit – One Weeks Rent (£) 387.69
- *Security Deposit – Five Weeks Rent (£) 1,938.46
- *Council Tax Band - D, Fareham Borough Council
- *Property Construction – Brick and steel construction
- *Electricity Supply – Mains
- *Water and Sewerage – Mains
- *Heating – Electric via underfloor heating
- *Broadband – Fibre to property
- *Mobile Signal – ADSL Fibre Checker (openreach.com)
- *Parking – 1 x allocated parking space
- *Restrictions – Subject to lease restrictions
- *Flooding - Refer to (GOV.UK (check-long-term-flood-risk.service.gov.uk))
- *Accessibility - Lift access



**VIEWING BY APPOINTMENT ONLY THROUGH
MARINA AND HAMPSHIRE LIFE HOMES**

All measurements quoted are approximate and are for general guidance only. The fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. These particulars are believed to be correct, but their accuracy is not guaranteed and therefore they do not constitute an offer or contract.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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