



**Azera, Capstan Road, Southampton SO19 9US**

**welcome to**

## **Azera Capstan Road, Southampton**

STUNNING APARTMENT!

Don't miss out on viewing this fantastic two bedroom apartment in Centenary Quay. It's beautifully presented throughout, perfect for those looking for somewhere ready to move straight into!

### **Entrance Hall**

Door from communal hallway, utility cupboard, intercom system, laminate flooring, doors to;

### **Kitchen/Living Area**

19' max x 12' 4" max ( 5.79m max x 3.76m max )

Double glazed windows to front and side, double glazed door to front leading to balcony, wall and base units, work surfaces, integrated electric oven, fridge/freezer, dishwasher, stainless steel sink and drainer, TV point, radiator, laminate flooring, space for table and chairs.

### **Bedroom One**

16' 3" x 9' 6" ( 4.95m x 2.90m )

Double glazed window to front, carpeted, radiator, TV point, fitted wardrobe with sliding mirrored doors, door to;

### **En Suite**

Shower cubicle with double base, heated towel rail, w/c, wash hand basin, shower point, partially tiled walls, extractor fan.

### **Bedroom Two**

9' 1" x 11' 9" ( 2.77m x 3.58m )

Double glazed window to side, carpeted, radiator, TV point.

### **Bathroom**

Bath with mixer taps and shower attachment, heated towel rail, w/c, wash hand basin, partially tiled.





**We're delighted to welcome to the market this fantastic two bedroom apartment in Centenary Quay. This beautifully presented apartment is in a great location and has stunning water views.**

**As you step inside, you are greeted by a spacious hallway that provides access to all rooms. The open plan kitchen and living area is the heart of the home, featuring a sleek and contemporary kitchen with high quality appliances and ample storage. This inviting space seamlessly connects to a private balcony, with views across the water. The two bedrooms are generously sized, both filled with natural light and offering space for storage. The master bedroom comes complete with an en suite, with the added bonus of a separate bathroom.**

**Don't miss the opportunity of making this apartment your new home!**

**Agents Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.**



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## Azera Capstan Road, Southampton

- Two Bedroom Apartment
- Open Plan Living Area
- Modern Kitchen
- En Suite & Bathroom
- One Allocated Parking Space

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 2800.00

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

**£250,000**



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](http://www.focalagent.com)

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Property Ref:

BIT113200 - 0004

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