



**Duchess House, John Thornycroft Road, Southampton SO19
9SX**

welcome to

Duchess House John Thornycroft Road, Southampton

* SHARED OWNERSHIP * 45% OWNERSHIP OR OPTION TO STAIRCASE TO 100% * TWO BEDROOM MODERN APARTMENT * OPEN PLAN KITCHEN/LIVING * BALCONY * ONE ALLOCATED PARKING SPACE *

Entrance Porch

Secure intercom system, communal door, stair & lift access leading to property entrance.

Entrance Hall

Door from communal hall, laminate flooring throughout, radiator, utility & storage cupboard, leading too;

Kitchen/Living Space

20' x 15' 7" (6.10m x 4.75m)

Fitted kitchen, wall and base mounted units with ample work top space, electric oven & hob with cooker hood, space for freestanding fridge freezer and under counter dishwasher, stainless steel sink & drainer. Living space offers laminate flooring throughout, TV point, double glazed window to rear aspect & double glazed doors onto balcony.

Bedroom One

12' 9" x 10' 7" (3.89m x 3.23m)

Double glazed window to rear aspect, carpets throughout, radiator, TV point.

Bedroom Two

12' 9" x 10' 7" (3.89m x 3.23m)

Double glazed window to rear aspect, carpets throughout, radiator.

Bathroom

Bath tub with mixer taps, overhead shower, wash hand basin, low level w/c, heated towel rail, partly tiled walls, shaving point, extractor fan.

Balcony

Overlooks communal gardens, room for table & chairs.

Parking

1 allocated parking space, situated in secure underground facility.





This stunning apartment offers modern living at its finest, featuring a spacious open-plan kitchen and living area, thoughtfully designed to create a bright and airy space perfect for both relaxing and entertaining. The contemporary kitchen is well-appointed with integrated appliances, seamlessly flowing into the living area and out onto a private balcony, where you can enjoy views and fresh air in a tranquil setting.

The property boasts two well-proportioned double bedrooms, both finished to a high standard, along with a stylish modern bathroom. Throughout, the apartment has been beautifully maintained and is presented in excellent condition, making it an ideal home for first-time buyers, professionals, or investors alike.



Positioned right on the waterfront, Centenary Quay offers a unique lifestyle with scenic surroundings, while still providing convenient access to a wide range of local amenities, including shops, cafés, and restaurants. Excellent transport links are nearby, with easy access to Southampton City Centre, the M27 motorway, and various public transport routes. Reputable schools are also within close proximity.

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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welcome to

Duchess House John Thornycroft Road, Southampton

- 45% SHARED OWNERSHIP
- Two Bedroom Apartment
- Open Plan Kitchen/Living Room
- Modern Throughout
- Secure Allocated Parking Space

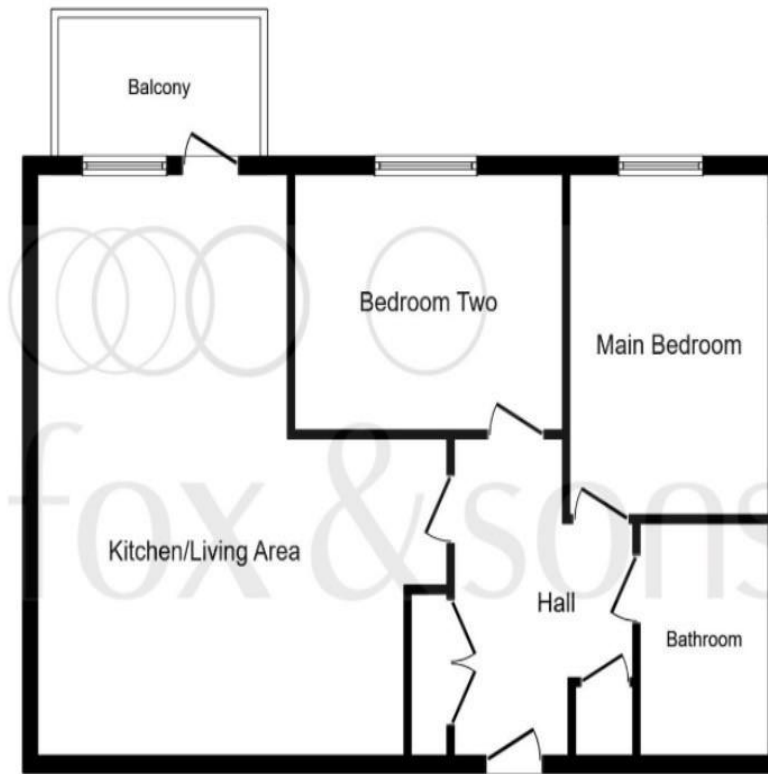
Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 3005.28

Ground Rent: 250.08

This is a Leasehold property with details as follows; Term of Lease 125 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.

£190,000



Floor Plan

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). Plan produced for Fox & Sons Powered by www.focalagent.com

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Property Ref:

BIT113337 - 0006

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