

Asking Price £245,000 | Leasehold

Thomas Blake Avenue, Southampton SO14 5BZ

LEADERS







Key Features & Description

- WATER VIEWS
- TWO BEDROOMS
- ENSUITE
- BALCONY
- SECURE PARKING
- LIFT TO ALL FLOORS
- MODERN OPEN PLAN LIVING
- UNDERFLOOR HEATING
- CLOSE TO CITY CENTRE

BEAUTIFUL WATER VIEWS

Riverside House is superbly located on the banks of the River Itchen just minutes from Ocean Village and Southampton City Centre where residents can enjoy the tranquillity of waterside living without compromising on local amenities. Built in 2019, this impressive 2-bedroom apartment, located on the third floor, is the epitome of luxury apartment living. Throughout the property it is noteworthy, that each room has under floor heating. On entering the property, you are welcomed by a generous hallway consisting of a double storage cupboard. The kitchen is of high specification, complete in white and grey with integrated appliances. The open plan design of the kitchen/diner/lounge creates a free-flowing contemporary living space. Furthermore, the lounge grants access to a balcony, benefitting from sunshine and river views. The master bedroom is of generous size with a three-piece ensuite, tiled in neutral colours with well-proportioned shower. The second bedroom is a good size double bedroom. The main bathroom, complete as a three-piece suite with bath and neutral contemporary design. Externally the property has one allocated, under croft parking space within a secure gated area and bike storage

SERVICE CHARGE: £1,800 p/a

GROUND RENT: £225 PA

LEASE: 148 YEARS

COUNCIL TAX BAND C

Agent Notes- Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £80 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes mover protection insurance to protect against the cost of an abortive purchase. These particulars are believed to be correct and have been verified by or on behalf of the Vendor. However, any interested party will satisfy themselves as to their accuracy and as to any other matter regarding the Property or its location or proximity to other features or facilities which is of specific importance to them. Distances and areas are only approximate and unless otherwise stated fixtures contents and fittings are not included in the sale. Prospective purchasers are always advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase.



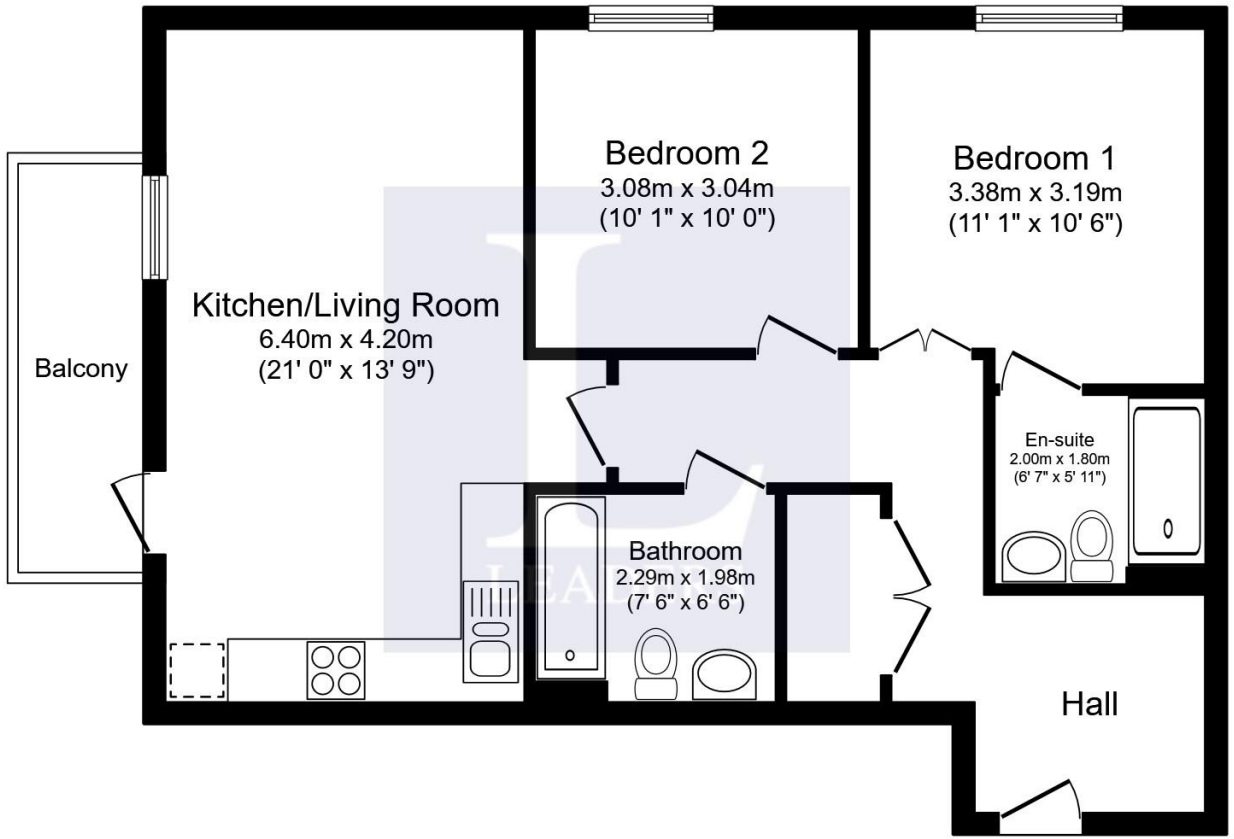












Total floor area () approx

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). Plan produced for Leaders. Powered by www.focalagent.com

Important Notice

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Leaders.

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