



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE



# Thomas Blake Avenue, Southampton



## Offers In Excess Of £200,000

\*No Forward Chain\* 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 tranquility of waterside living without compromising on local amenities and city lifestyle.

Completed in 2020, this impressive one bedroom apartment, is excellently designed throughout. On entering the property, you are welcomed by a generous hallway that has a storage cupboard. The wonderfully provided open plan lounge kitchen diner area allows plenty of space for lounging or entertaining. The kitchen is finished to high specifications complete with integrated appliances. The lounge space also provides access on to the balcony.

In addition, there is underfloor heating throughout and a high-end video entry system. Further externally the property offers a secure allocated car parking space and bike storage, secure entry to the block and lift to all floors, and use of the beautiful communal gardens and walkways.

A superb opportunity to enjoy stylish, low-maintenance living in a highly sought-after location. This apartment is ideal for first-time buyers and pied-a-terres alike.

### TENURE

Leasehold Years remaining on lease: 144 years approx.

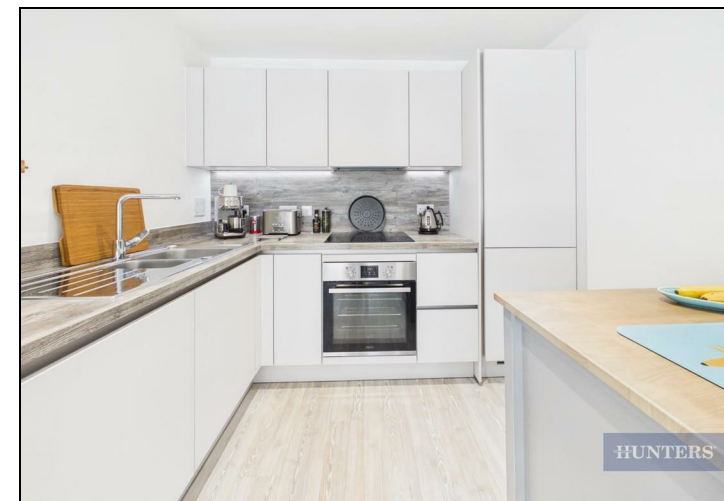
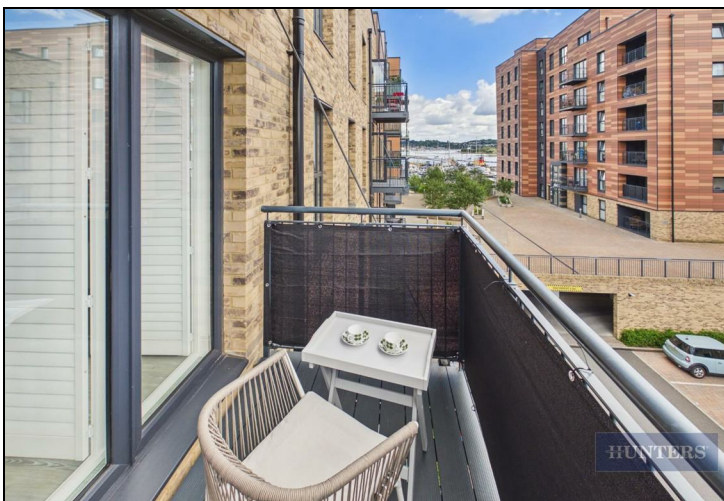
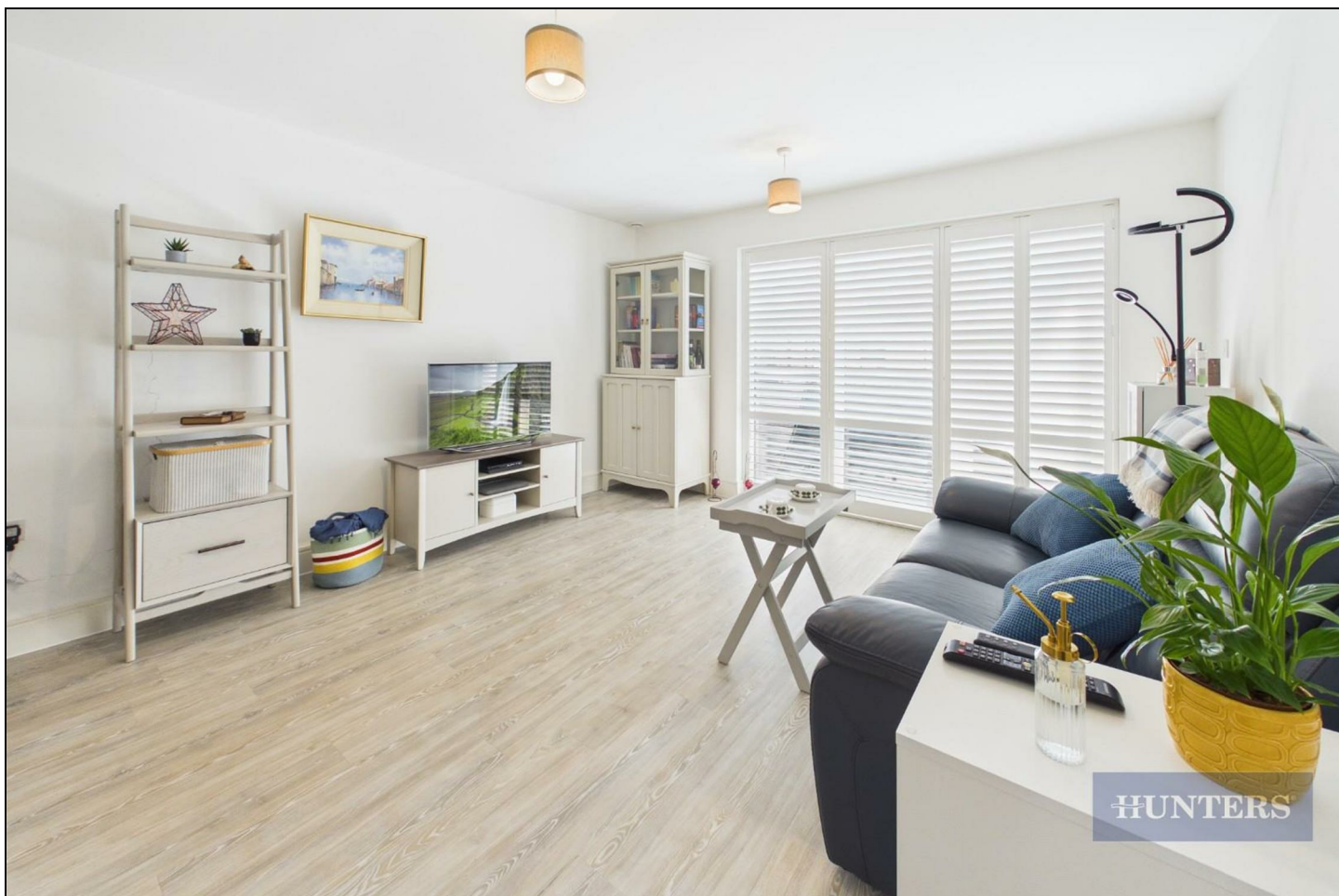
Annual Service Charge Amount: £1800 per annum approx.

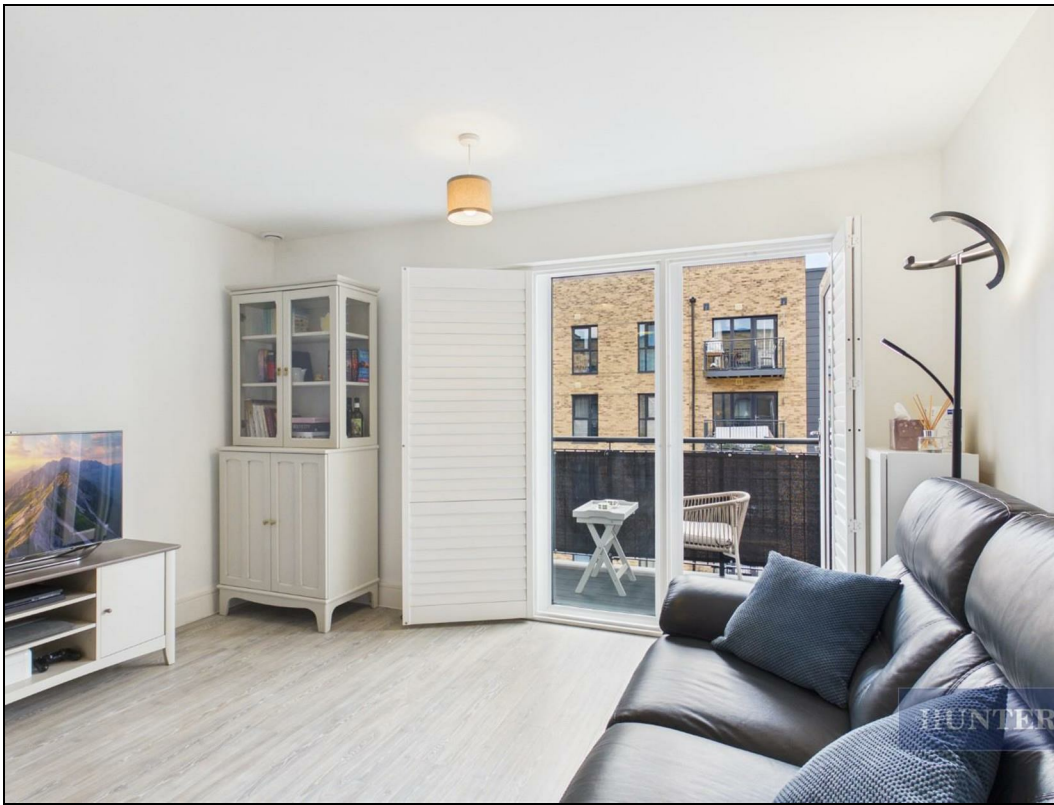
Ground Rent Amount: £195 (Fixed) per annum approx.

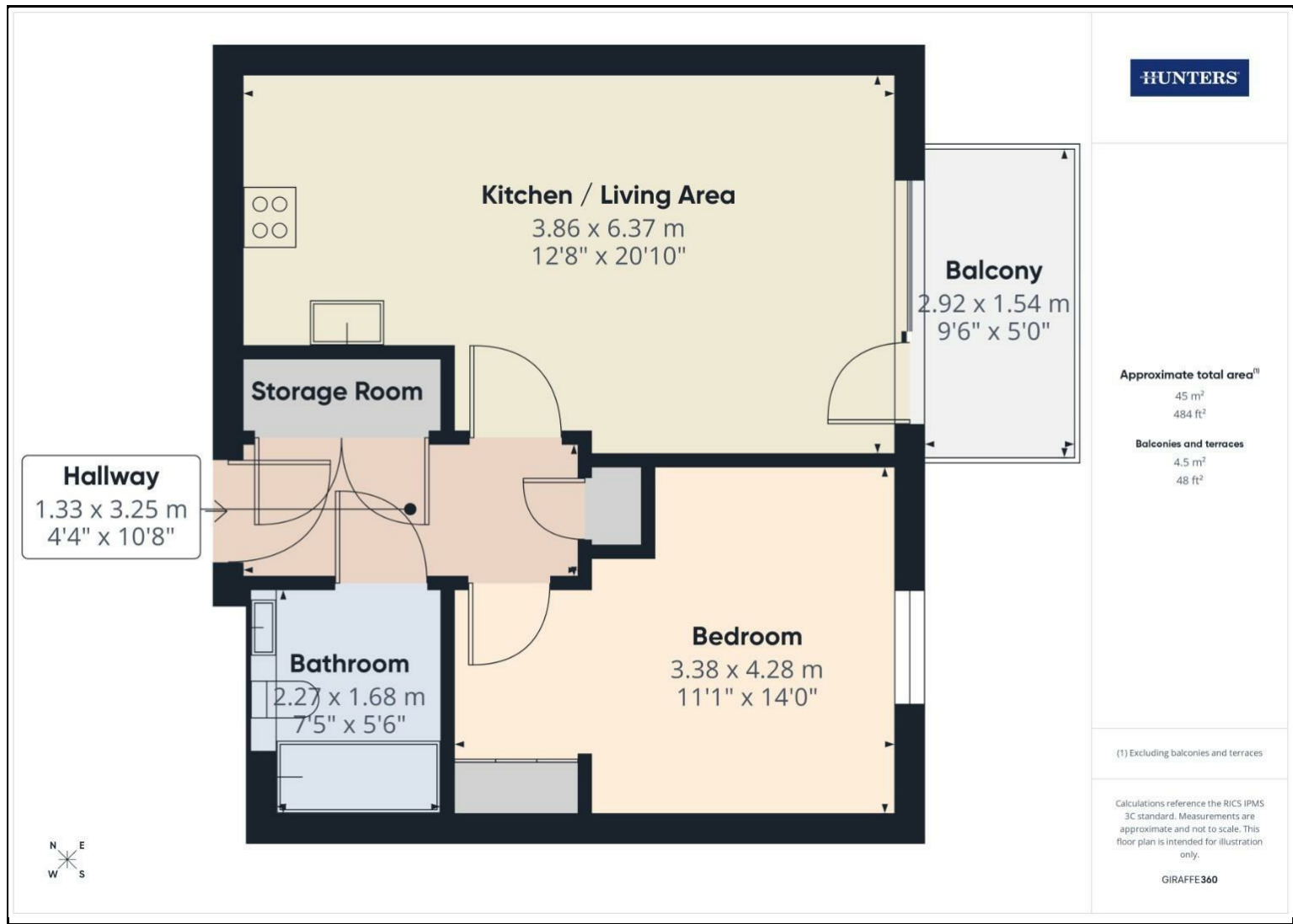
Council Tax Banding: B

## KEY FEATURES

- Beautiful one-bedroom flat
  - City centre location
  - Open-plan living
- Balcony with a side view of the waterfront
- High spec Nobilia German kitchen
  - Modern Bathroom
  - Ample storage
  - Private gated parking
- Access to direct transport links
- Ideal for first-time buyers or a pied-a-terre







Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
	85	85	
EU Directive 2002/91/EC			EU Directive 2002/91/EC
England & Wales			England & Wales

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