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Elm Quay, Thomas Blake Avenue, SO14



Offers In Excess Of £305,000

Elm Quay forms part of latest development built by Inland Homes enhancing the waterfront of Chapel, offering beautiful views across the River Itchen.

This apartment offers modern stylish living with an abundance of natural light throughout which is instantly noticeable upon entering, comprising a contemporary fitted kitchen with neutral tones looking on to the living area which benefits from double glazed floor to ceiling windows & door onto a balcony with sweeping views over the waters of Southampton.

Two double bedrooms, which are tastefully decorated with neutral tones throughout emphasising on the natural light the apartment has to offer. En suite shower room to master with walk in wardrobe. Both bedrooms enjoy water views.

In addition there is underfloor heating throughout, large storage cupboard to entrance hall, there is an secure allocated parking space and use of the communal garden.

Conveniently located by the Ocean Village and close to the city centre, this property offers easy access to a wide range of shopping, dining, and cultural attractions. Excellent transport links, including proximity to major motorways, make commuting straightforward, connecting you effortlessly to surrounding areas.

Tenure Type;

Leasehold Years remaining on lease; 146 years approx.

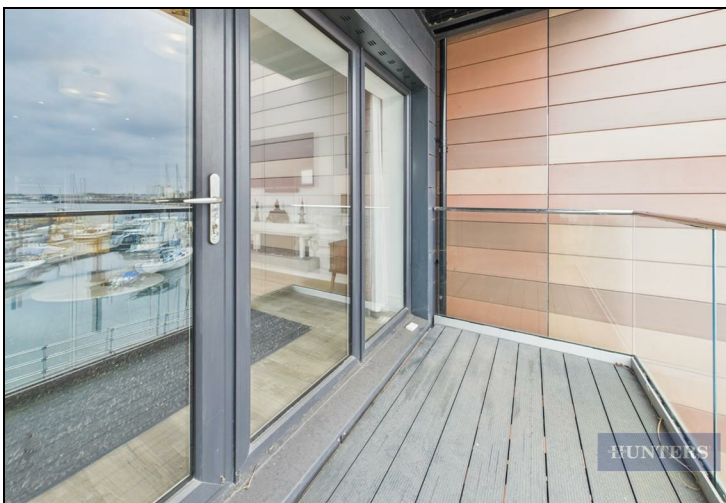
Leasehold Annual Service Charge Amount £2,113 (for 2025)

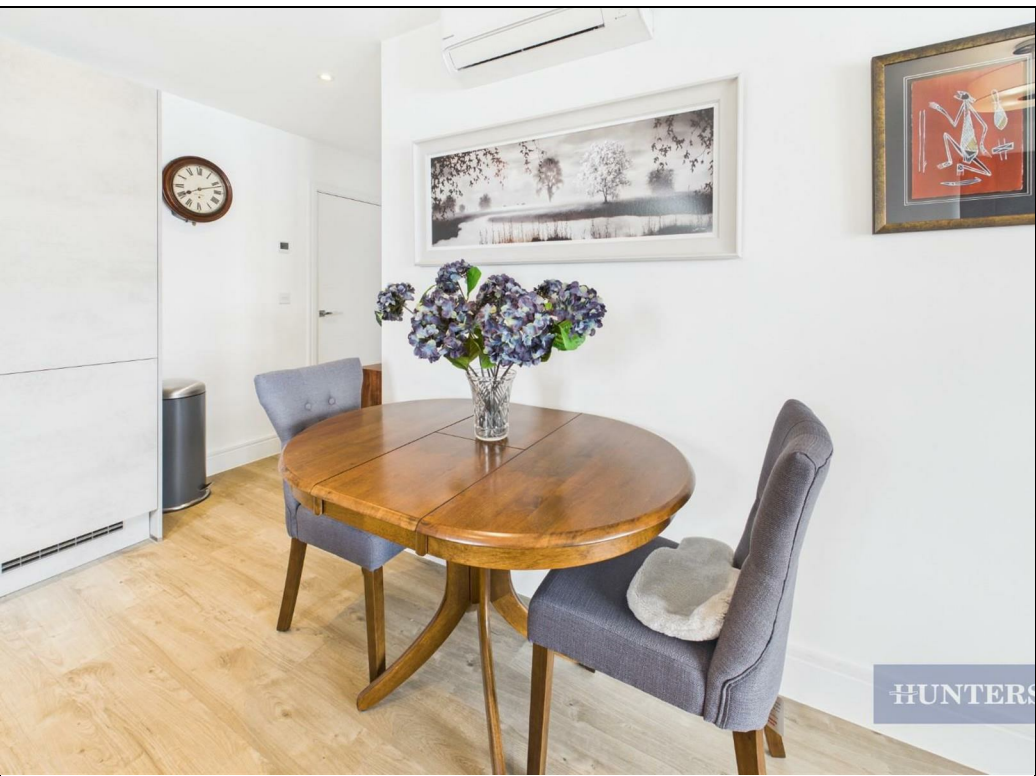
Leasehold Ground Rent Amount: £280 - Next Review 26/03/2031

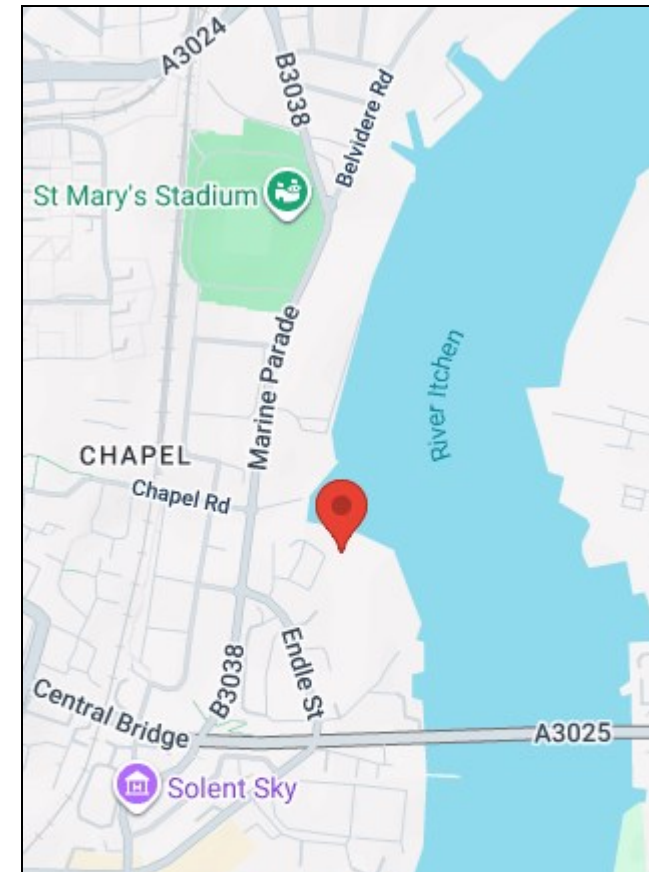
Council Tax Banding; C

KEY FEATURES

- Luxury apartment
- Open plan living
- Balcony from living area overlooking the River Itchen
- Two double bedrooms
- Master with en-suite and walk in wardrobe
 - Underfloor heating throughout
- Air Conditioning in Reception Room & in the Main Bedroom
- Waterside property
- No onward chain







Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
82	82		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

38 Bedford Place, Southampton, Hampshire, SO15 2DG | 02380 987 720
southampton@hunters.com | www.hunters.com



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