



Vespasian Road

Southampton, SO18 1DU

Asking Price £170,000



- Waterside Apartment
- Seperate Kitchen
- Private Balcony With Water Views
- 7M Boat Mooring
- Allocated Parking

- One Bedroom
- Living Room With Water Views
- Gas Central Heating & Double Glazing
- Easy Access To City Centre
- No Forward Chain

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Positioned in a sought-after waterside location along Vespasian Road, can be found this charming first-floor apartment offers a delightful blend of comfort and scenic beauty. Built in 1995, the property boasts a modern design that is both inviting and functional.

One of the standout features of this property is its stunning balcony, which offers breath-taking waterside views. Imagine sipping your morning coffee while enjoying the serene sights of the water, or unwinding in the evening with a glass of wine as the sun sets. Additionally, the apartment includes the rare benefit of a boat mooring, making it an excellent choice for boating enthusiasts or those who simply appreciate the charm of waterfront living.

For your convenience, there is parking available for one vehicle, ensuring that you have easy access to your home. This apartment is not just a place to live; it is a lifestyle choice that embraces the beauty of its surroundings.

The vendor is arranging to extend the lease by another 90 years so a new owner will benefit from 157 years unexpired with ground rent reduced to zero.

Entrance

On entering the flat, you are welcomed into a hallway with ample storage solutions, including built-in cupboards. The bedroom itself is generously sized, thoughtfully designed to maximise storage space whilst maintaining a bright and airy atmosphere. A three-piece bathroom suite completes this side of the property, finished in a clean and practical style.

The heart of the home is the open-plan lounge, which flows effortlessly into the adjoining kitchen area. This layout creates a sociable and versatile living space, with the kitchen offering both functionality and ease of use. Large windows and double glazing ensure plenty of natural light, further enhanced by direct access to the private external balcony. This outside space provides the perfect spot to enjoy morning coffee, evening relaxation, or simply to take in the picturesque riverside setting.

Externally, residents benefit from one allocated gated parking space, with additional gated visitor parking available for convenience. To the rear of the building, a well-maintained communal gated garden offers a peaceful retreat, together with access to the river front, adding to the sense of tranquillity that defines this development. The quiet position of the road helps to minimise traffic noise, enhancing the overall calm and private feel of the property.

This flat also features a 7M mooring - imagine hopping aboard your own boat and steaming to Ocean Village for lunch or popping down Southampton Water for a spot of fishing!

Further highlights gas central heating, double glazing, and a secure, well-kept building that complements the property's appeal. Combining modern comfort with waterside charm, Flat 4 Swan Quay is a delightful home in a desirable Southampton location. Viewing is highly recommended to fully appreciate the lifestyle this apartment has to offer.

Living Room

23' x 11'1" max (7.01m x 3.38m max)

Double-glazed sliding patio style door to Balcony with views across gardens towards river. Coving to ceiling, radiator.

Kitchen

8'7" x 6'9" (2.62m x 2.06m)

Doubled-glazed window to front aspect with views over gardens towards river. Fitted with a matching range of wall and base units providing cupboard and drawer space with worktops over. Inset one and half bowl stainless-steel sink unit with mixer tap. Inset four-burner, stainless-steel gas hob with stainless-steel, multi function oven under and stainless-steel, canopy style extractor over. Space and plumbing for automatic washing machine. Tiled splash-backs, coving to ceiling. Wall-mounted, gas fired boiler.

Bedroom

13'1 x 13' max (3.99m x 3.96m max)

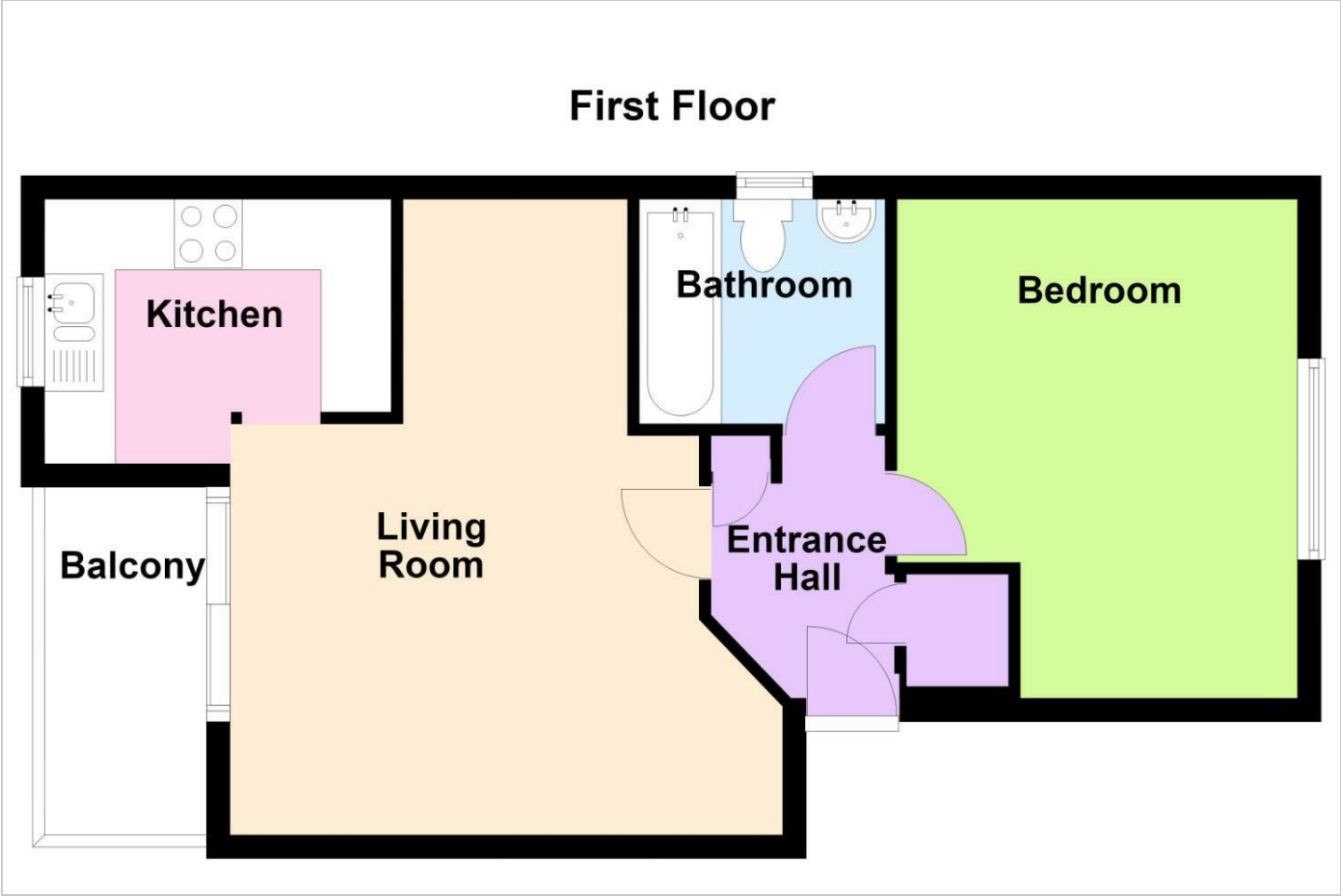
Double-glazed window to rear aspect. Coving to ceiling, radiator.

Bathroom

7'8" x 6'8" (2.34m x 2.03m)

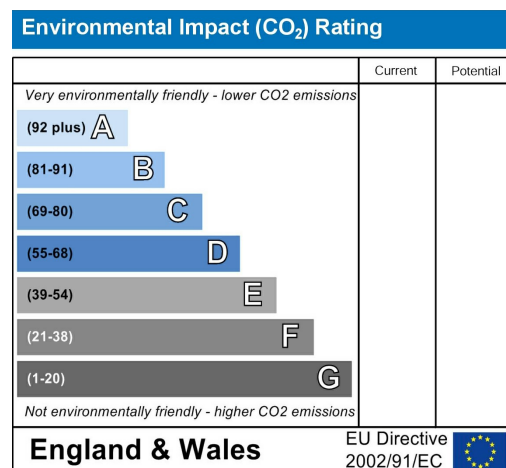
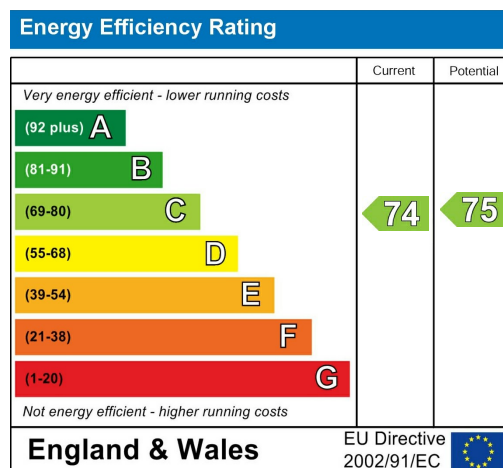
Obscure double-glazed window to side aspect. Fitted with a three-piece, white suite comprising, panel-enclosed bath with mixer tap and separate shower over, pedestal wash-hand basin with single lever mixer tap and close-coupled WC. Tiling to principal areas.

Floorplan





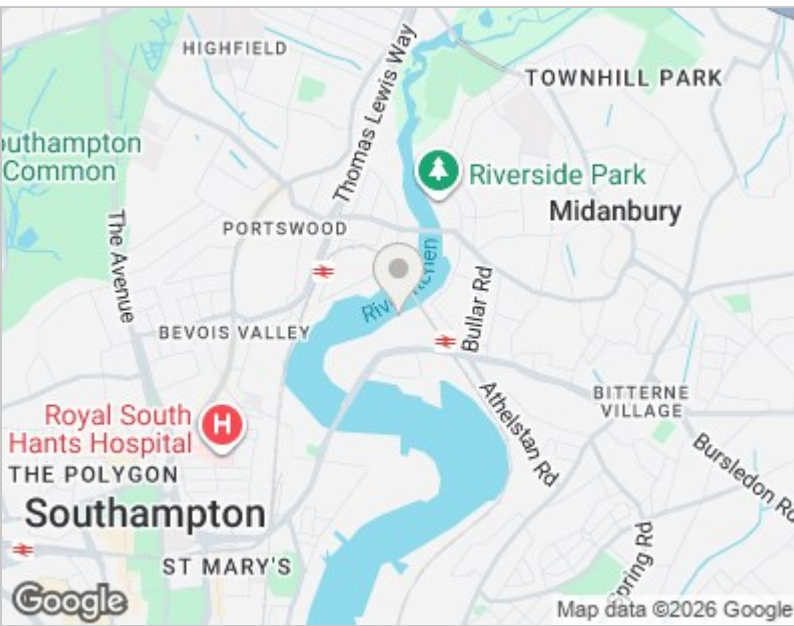
Energy Efficiency Graph



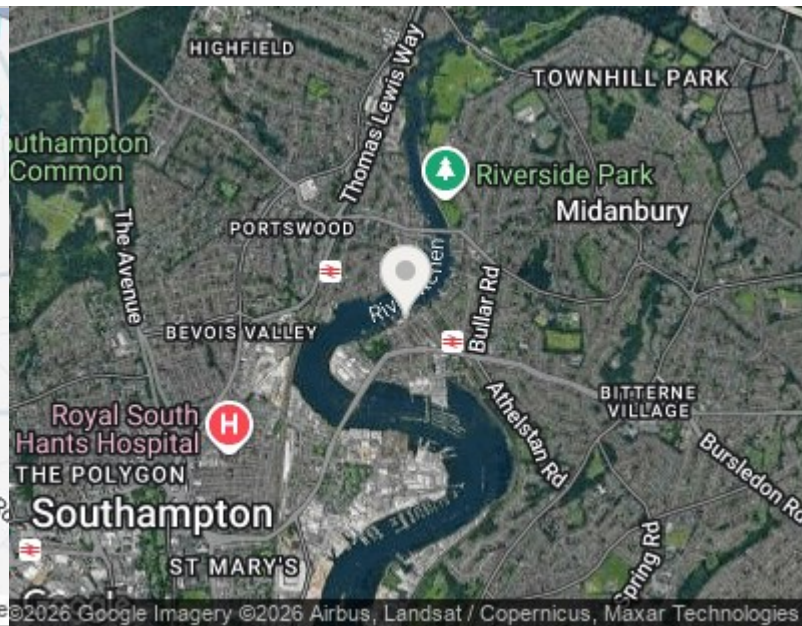
Viewing

Please contact our Hunters Netley Abbey Office on 023 8045 8054 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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