



Fairbourne Court, Denyer Walk, Southampton SO19 9UJ

welcome to

Fairbourne Court Denyer Walk, Southampton

* 6TH FLOOR STUNNING APARTMENT * THREE DOUBLE BEDROOMS * OPEN PLAN KITCHEN/LIVING ROOM * EN SUITE TO MASTER * BALCONY WITH WATER VIEWS * ALLOCATED PARKING * TENANT IN SITU * PERFECT FOR INVESTORS *

Kitchen/Diner

23' 6" x 17' 9" (7.16m x 5.41m)

Double glazed window to the front aspect, double glazed door leading to balcony.

Bedroom One

18' 1" x 9' 2" (5.51m x 2.79m)

Double glazed window to the front aspect.

En Suite

Shower cubicle, w/c, wash hand basin.

Bedroom Two

12' 1" x 10' 3" (3.68m x 3.12m)

Double glazed window to the front aspect.

Bedroom Three

12' 1" x 8' 11" (3.68m x 2.72m)

Double glazed window to the front aspect.

Bathroom

Bath with mixer taps, w/c, wash hand basin.





We're delighted to welcome to the market this fantastic 6th floor apartment, boasting a contemporary finish throughout and views across Southampton water. Available with a tenant in situ, it's perfect for investors!

Inside, the apartment boasts a spacious open plan kitchen/living room, three well-appointed bedrooms, bathroom, en suite to master and a balcony with fantastic water views. The apartment has been beautifully maintained by the current owner, perfect for those looking for somewhere ready to move straight into.

Fairbourne Court is located in the desirable Centenary Quay area, with great access to Southampton City Centre and local amenities. Residents can park at ease knowing they have an allocated parking space within a secure underground car park.

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

Fairbourne Court Denyer Walk, Southampton

- Stunning 6th Floor Apartment
- Three Double Bedrooms with Fitted Storage in Master & Second Bedroom
- En Suite Shower Room
- Open Plan Living Room with Balcony and Water Views
- Modern Fitted Kitchen with Integrated Appliances

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 3000.00

Ground Rent: 305.00

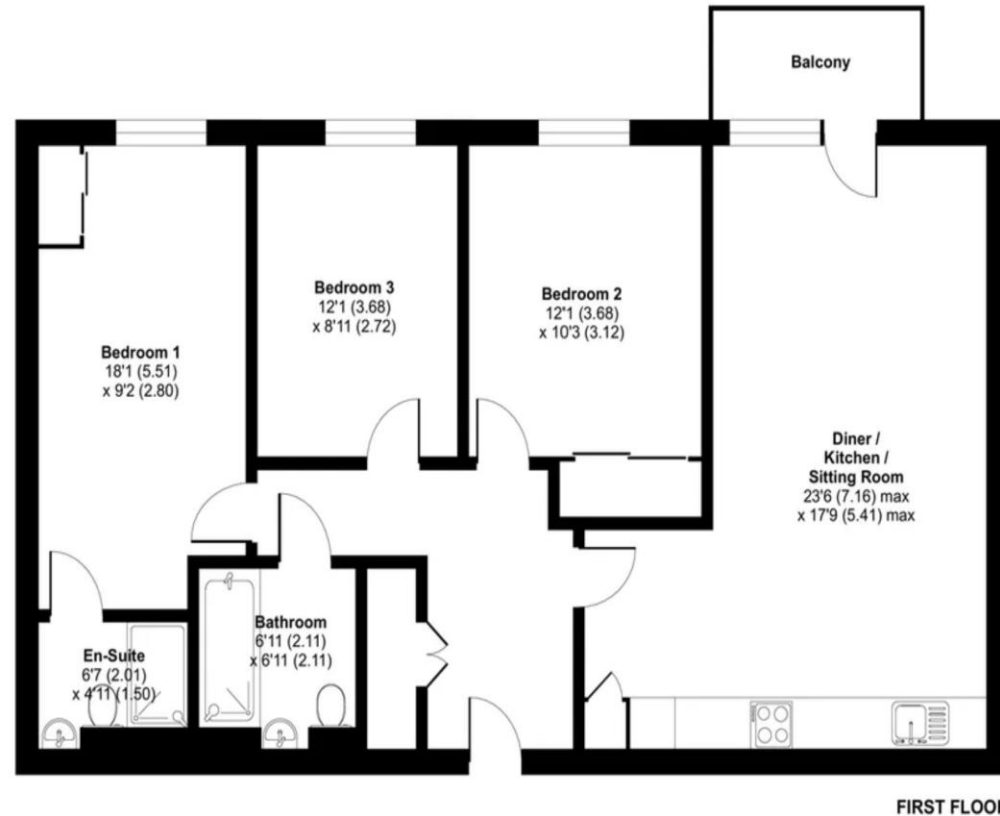
This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£325,000

Approximate Area = 995 sq ft/ 92.4 sq m

For identification only - Not to scale



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Property Ref:
BIT112344 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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