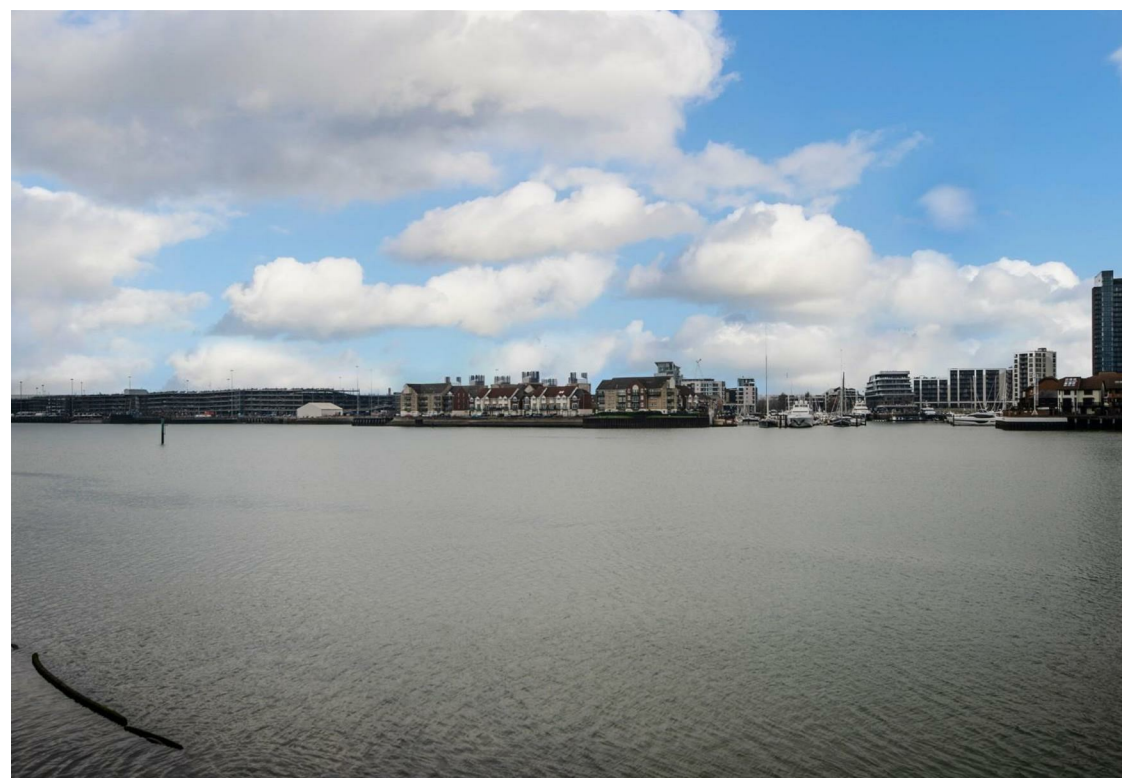




Denyer Walk - £280,000

Stanford  
Est 2005





# 37 Fairbourne Court Denyer Walk, Southampton, SO19 9UJ

**£280,000**

Stanford Estate Agents are delighted to present this impressive, two bedroom, 6th floor apartment in Centenary Quay, offered with no forward chain. The property is immaculately presented throughout and boasts an en-suite to the master bedroom, allocated and secure off road parking and two balconies.

## COMMUNAL ENTRANCE:

Entry is via video intercom with lift and stairs to all floors.

## ENTRANCE HALL:

Smooth plaster ceiling, inset down lighting, telephone intercom system, airing cupboard with space and plumbing for a washing machine.

## OPEN PLAN LOUNGE/KITCHEN/DINING ROOM: (23'11" x 11'5")

Smooth plaster ceiling, double glazed door to rear aspect leading to the balcony, television point, telephone point, radiator, a range of wall mounted and base level units, rolled edge work surfaces, built in fridge/freezer, built in dishwasher, built in electric hob and electric oven with extractor hood above, stainless steel sink with instant hot tap above.

## BEDROOM ONE: (16'10" x 9'10")

Smooth plaster ceiling, double glazed door to rear aspect leading to the balcony, radiator, television point, telephone point, built in wardrobe.

## EN SUITE:

Smooth plaster ceiling, extractor fan, heated towel rail, part tiled walls, modern suite comprising step in shower cubicle, low level WC, wash hand basin.

## BEDROOM TWO: (12'3" x 9'0")

Smooth plaster ceiling, double glazed window to rear aspect, radiator.

## BATHROOM: (6'9" x 5'9")

Smooth plaster ceiling, extractor fan, inset down lighting, heated towel rail, part tiled walls, panelled bath with shower over and glazed screen, low level WC, inset wash hand basin.

## OUTSIDE:

Secure allocated off road parking. Across the road there is a large supermarket, coffee shop & retailers as well as a local gym. The property is a 10 minute drive or 20 minute walk into the centre of Southampton, 10 minute walk to Weston shore, 3 minute walk to Woolston train station & a 10 minute drive to Victoria Country Park.

## LEASE INFORMATION:

The seller has provided the following lease information, however, this information should be clarified by a

conveyancer/legal advisor before completing a purchase.

Years Remaining On The Lease: 237 Years

Ground Rent: £305.66 Per Annum

Service Charge: £2,000 Per Annum

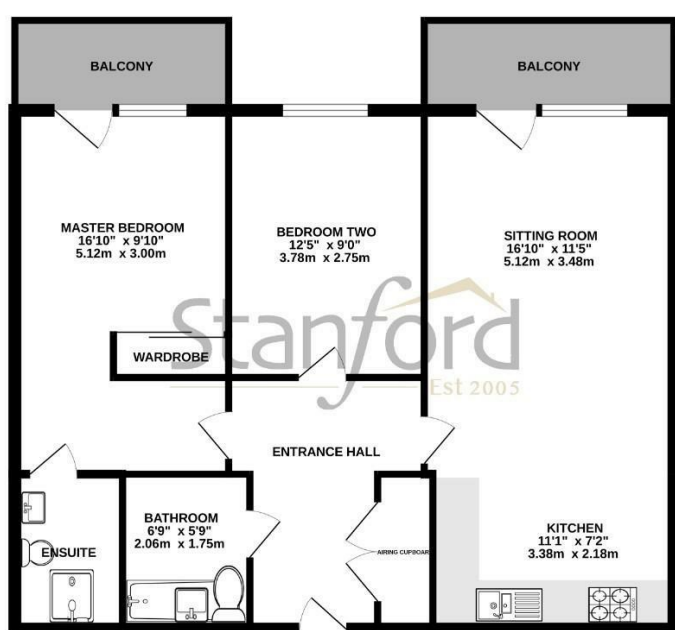
## OTHER INFORMATION:

LOCAL COUNCIL: Southampton City Council

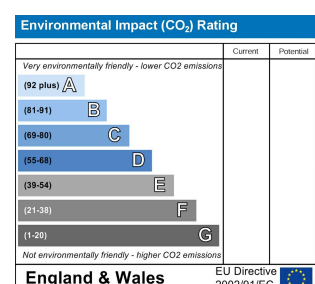
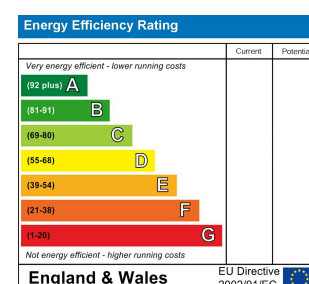
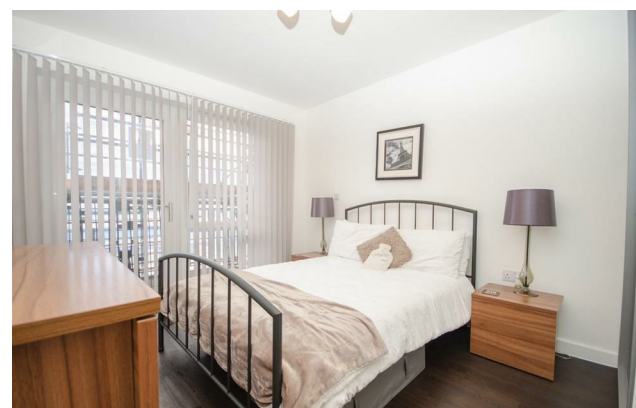
COUNCIL TAX BAND: C

SELLERS POSITION: No Forward Chain

GROUND FLOOR  
743 sq.ft. (69.0 sq.m.) approx.



TOTAL FLOOR AREA: 743sq. ft. (69.0 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, the measurement of floors, ceilings, walls and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such on any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan ref: 10/2021/0222



Tel: 023 8202 9966  
Email: [bitterne@stanfordestateagents.co.uk](mailto:bitterne@stanfordestateagents.co.uk)  
Address: 394Bitterne Road, Bitterne, SO18 5RS



While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Stanfords nor any of its employees or agents has the authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on your mortgage or other loans secured on it. Written quotation are available on

