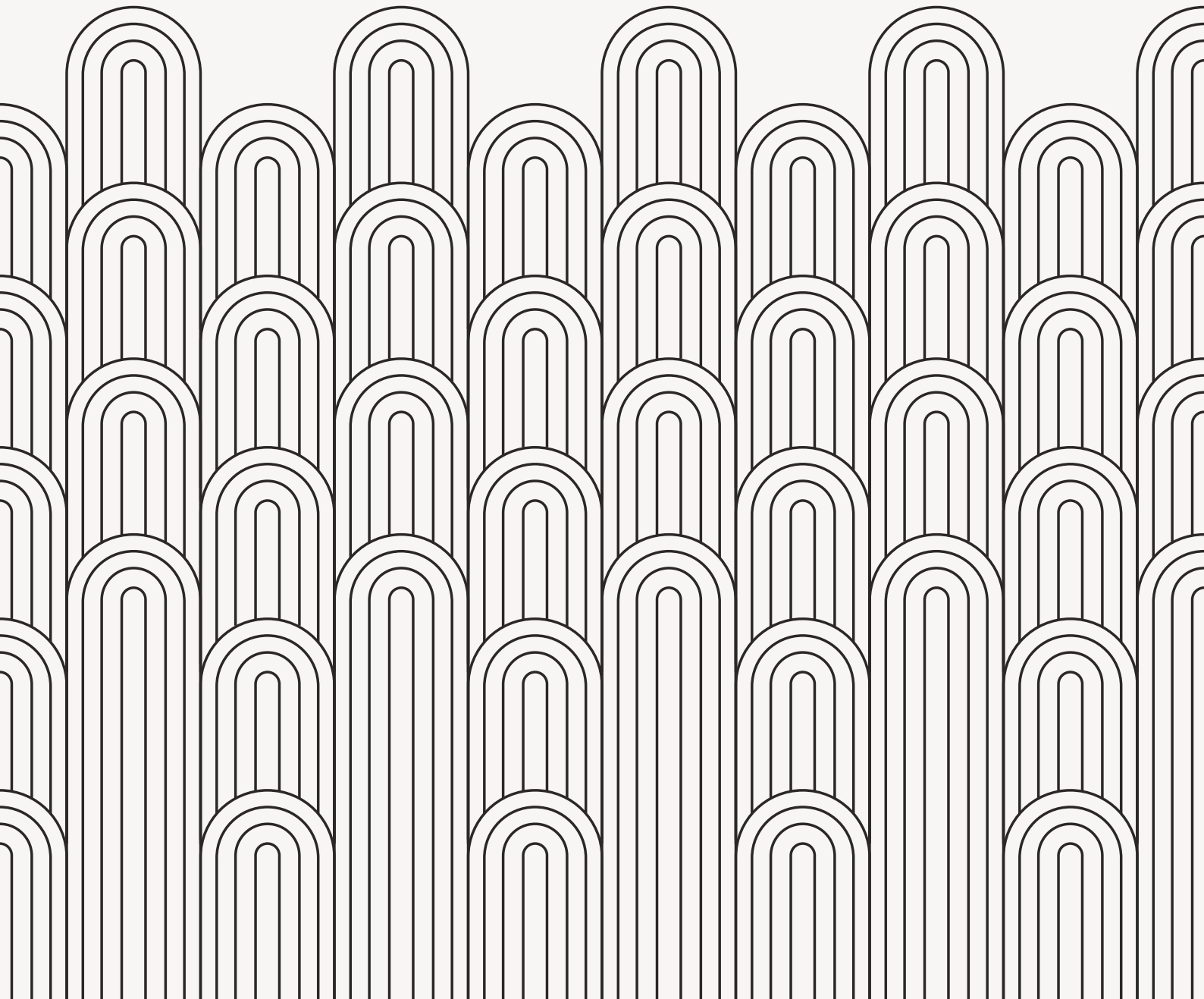


# CITY VIEW

## APARTMENTS

LONDON ROAD | SOUTHAMPTON





# WELCOME TO CITY VIEW APARTMENTS

Your new home in the heart of Southampton city centre from renowned developer Cavendish & Gloucester. This substantial building stands proudly in a prominent position on London Road, with higher floors commanding views over the city.

Comprising a unique collection of thirty-four spacious 1 bedroom apartments set over 5 floors, with versatile open plan layouts and lift access to every floor. A City View apartment is more than just a home, it's a lifestyle.



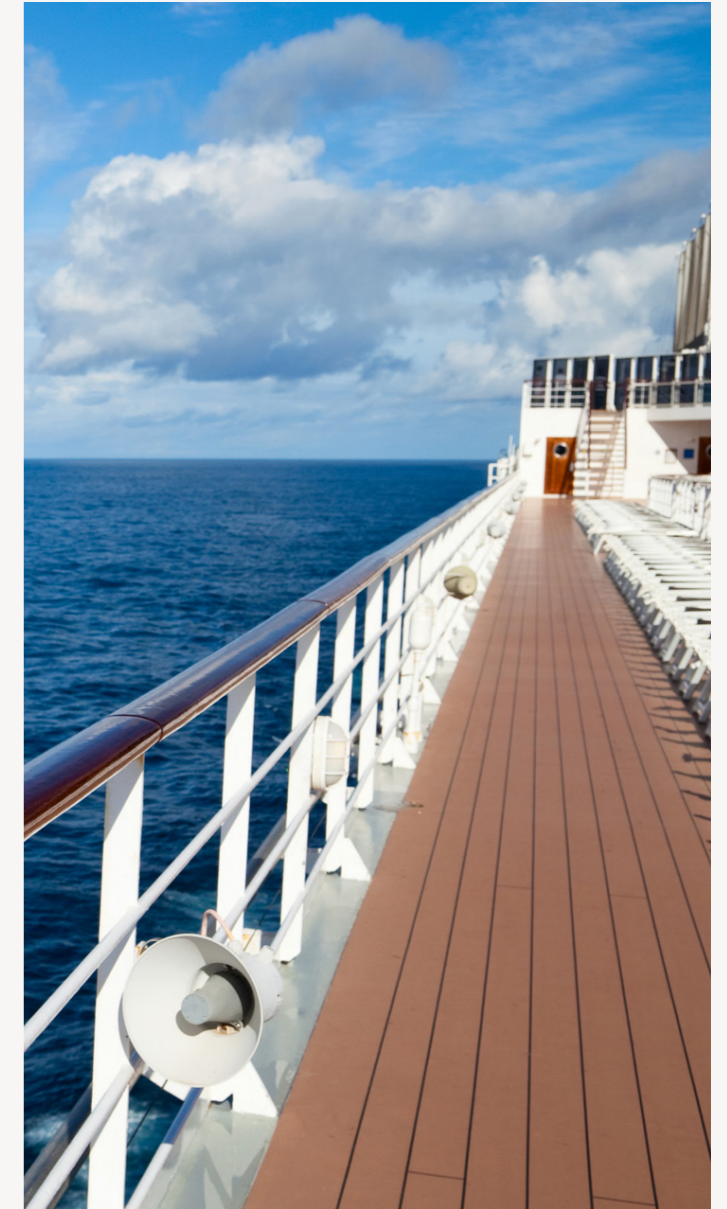
SOUTHAMPTON IS A VIBRANT CITY WITH SO MUCH TO OFFER. FOR WORK OR PLAY, YOUR NEW HOME IS CONVENIENTLY PLACED.

Heritage sites, theatres, art galleries, cinemas, live music venues, museums, shops, restaurants, stadiums, sports and leisure facilities, parks, waterways. The list goes on! You're right in the heart of the action at City View with a variety of every day, and once in a lifetime, activities available to suit your lifestyle.

Shopping is a big deal in Southampton. Whether you're just browsing or splashing some serious cash, with over 400 shops on offer across the city you're certainly spoiled for choice. From trusted department stores and high street favourites to small independent boutiques and pop up stores, there's something for every budget.



GETTING FROM A TO B HAS NEVER BEEN SO EASY.



Ideally located for access to major motorways, local commuter routes, ferry ports and cycleways, you're also within walking distance of Southampton Central railway station. Offering regular rail services to nearby Portsmouth, Winchester and Bournemouth, you'll also find direct links to London, Swindon and Oxford. So, if you're commuting regularly or just wanting a day out, it won't take long to reach your final destination.

Jet off to warmer climates from Southampton Airport or sail away in style from the Port of Southampton. Recognised as the cruise capital of Europe, Southampton's waterways are some of the busiest in the country, welcoming over 2 million cruise passengers each year alone. Popular Ocean Village is the perfect vantage point to sit back and watch the boats of every size sail past.



WHAT'S FOR DINNER TONIGHT?  
WHATEVER YOUR FOODIE NEEDS,  
YOU'RE WELL CATERED FOR.

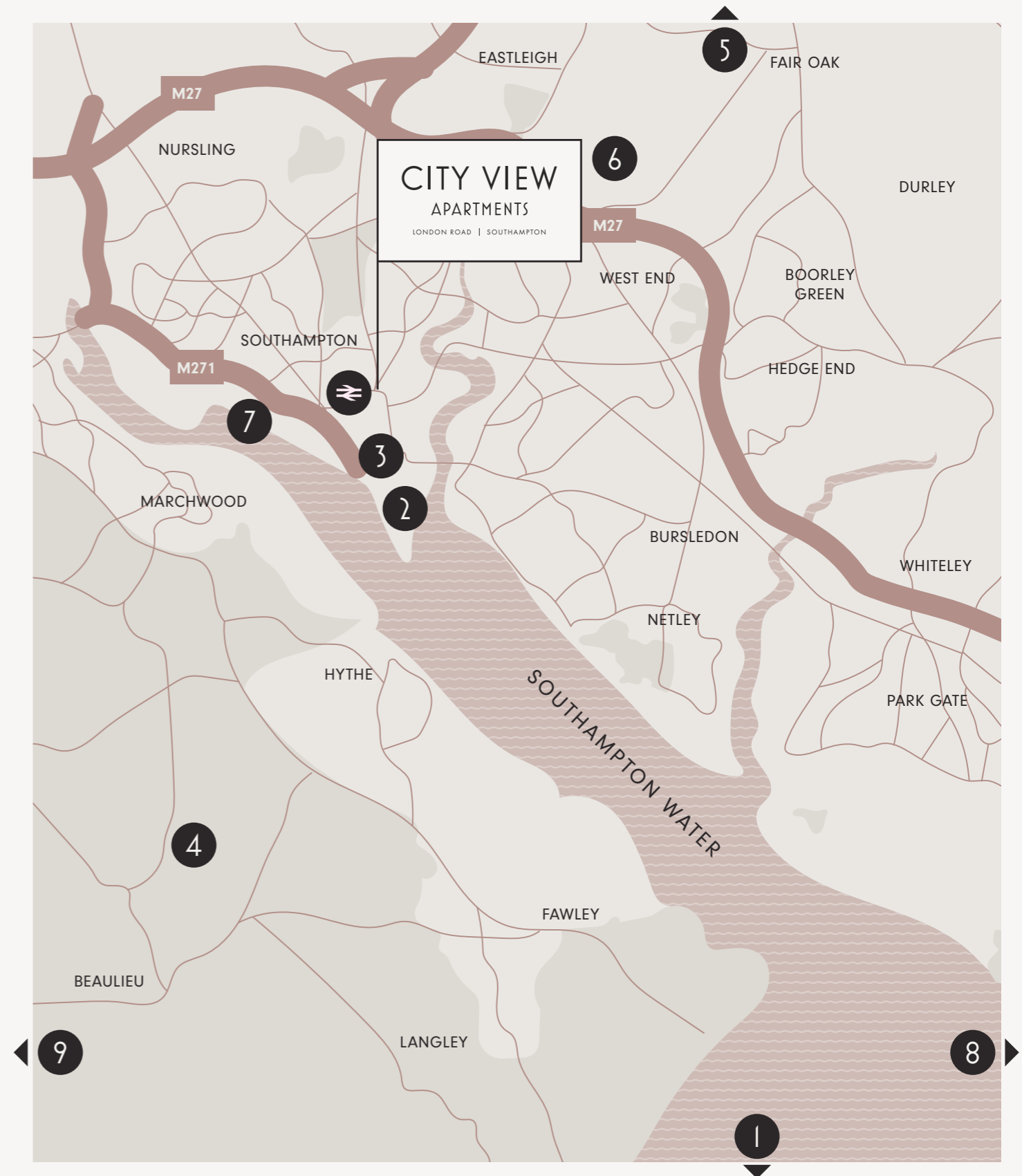
Looking for some home comforts or tempted to try something new? Tantalize your tastebuds with a diverse menu on offer right on your doorstep. Be it long lazy lunches with friends or a quick coffee to go. Indulgent afternoon teas, atmospheric street food or a cheeky takeaway ordered after a busy day, Southampton has it all.

And that's just the food. It's also well known for its award-winning cocktail bars, clubs, pubs, wine bars and even a speakeasy. Yes, a speakeasy. Decadent, nostalgic and oh so exclusive, you'll want to be on the guestlist.



4 / New Forest

# OUTSIDE THE CITY



- |                               |                         |                         |
|-------------------------------|-------------------------|-------------------------|
| 1 / Isle of Wight             | 4 / The New Forest      | 7 / Port of Southampton |
| 2 / Ocean Village             | 5 / Winchester          | 8 / Portsmouth          |
| 3 / West Quay Shopping Centre | 6 / Southampton Airport | 9 / Bournemouth         |



# GROUND FLOOR



**1**  
 Kitchen / Living / Dining  
 6300mm x 3200mm    20' 8" x 10' 6"  
 Shower Room  
 1500mm x 2400mm    4' 11" x 7' 10"  
 Bedroom  
 3800mm x 2600mm    12' 6" x 8' 6"

**4**  
 Kitchen / Living / Dining  
 8400mm x 3300mm    27' 7" x 10' 10"  
 Shower Room  
 3200mm x 2200mm    10' 6" x 7' 3"  
 Bedroom  
 6900mm x 2600mm    22' 8" x 8' 6"

**2**  
 Kitchen / Living / Dining  
 6200mm x 3700mm    20' 4" x 12' 2"  
 Shower Room  
 1700mm x 2200mm    5' 7" x 7' 3"  
 Bedroom  
 4700mm x 2700mm    15' 5" x 8' 10"

**5**  
 Kitchen / Living / Dining  
 5000mm x 4400mm    16' 5" x 14' 5"  
 Shower Room  
 2300mm x 1900mm    7' 7" x 6' 3"  
 Bedroom  
 4600mm x 3000mm    15' 1" x 9' 10"

**3**  
 Kitchen / Living / Dining  
 7800mm x 3300mm    25' 7" x 10' 10"  
 Shower Room  
 2200mm x 2000mm    7' 3" x 6' 7"  
 Bedroom  
 3900mm x 2600mm    12' 10" x 8' 6"

Please note: floor plans, kitchen/bathroom layouts and dimensions are approximate and indicative only. Each layout and sizes may vary. Each plan may be at a different scale to the others within this brochure.

# FIRST FLOOR



**6**

Kitchen / Living / Dining	8300mm x 3600mm	27' 3" x 11' 10"
Shower Room	2100mm x 1300mm	6' 11" x 4' 3"
Bedroom	5800mm x 2700mm	19' 0" x 8' 10"

**10**

Kitchen / Living / Dining	7600mm x 2800mm	24' 11" x 9' 2"
Shower Room	2200mm x 1600mm	7' 3" x 5' 3"
Bedroom	5100mm x 2600mm	16' 9" x 8' 6"

**7**

Kitchen / Living / Dining	5500mm x 4300mm	18' 1" x 14' 1"
Shower Room	2100mm x 1400mm	6' 11" x 4' 7"
Bedroom	4500mm x 3400mm	14' 9" x 11' 2"

**11**

Kitchen / Living / Dining	7700mm x 3600mm	25' 3" x 11' 10"
Shower Room	2500mm x 1300mm	8' 2" x 4' 3"
Bedroom	3900mm x 2600mm	12' 10" x 8' 6"

**8**

Kitchen / Living / Dining	7700mm x 3300mm	25' 3" x 10' 10"
Shower Room	2200mm x 1500mm	7' 3" x 4' 11"
Bedroom	4900mm x 2600mm	16' 1" x 8' 6"

**12**

Kitchen / Living / Dining	6600mm x 4700mm	21' 8" x 15' 5"
Shower Room	2600mm x 1300mm	8' 6" x 4' 3"
Bedroom	4800mm x 2600mm	15' 9" x 8' 6"

**9**

Kitchen / Living / Dining	7500mm x 2900mm	24' 7" x 9' 6"
Shower Room	2200mm x 1500mm	7' 3" x 4' 11"
Bedroom	4200mm x 2600mm	13' 9" x 8' 6"

**13**

Kitchen / Living / Dining	6600mm x 4700mm	21' 8" x 15' 5"
Shower Room	2600mm x 1300mm	8' 6" x 4' 3"
Bedroom	4800mm x 2600mm	15' 9" x 8' 6"

Please note: floor plans, kitchen/bathroom layouts and dimensions are approximate and indicative only. Each layout and sizes may vary. Each plan may be at a different scale to the others within this brochure.



# SPECIFICATION

## KITCHEN

- Fully fitted kitchen with integral appliances
- NEFF induction hob
- NEFF single oven
- Integrated Indesit fridge-freezer
- Integrated Indesit washer / dryer
- Laminate worktops with up stand
- Under-mounted pelmet lighting to wall units

## BATHROOMS

- Modern white sanitary ware with chrome mixer taps
- Feature mirror with shaver point where applicable
- Shower with quality glass shower doors
- Italian Porcelain floor and wall tiles (full height in shower area)
- Heated reflective towel warmer
- Chrome taps

## SECURITY

- Mains smoke and heat detectors
- Security locks to external doors and windows
- 10 year warranty
- Video Entry
- 999 year lease

## HEATING / LIGHTING

- Electric central heating with thermostatically controlled radiators
- Downlighters/pendant to lounge/bedroom to suit, downlighters to kitchen and bathrooms

## HOME ENTERTAINMENT

- BT point to lounge
- Pre-wired for Sky Q
- TV points (lounge and bedroom)

## DECORATION

- All walls painted in pearl grey
- Plastered ceilings, painted white
- Painted woodwork in satinwood

## FINISHES

- Internal front door with chrome furniture, includes restraint chain, night latch, lever mortice lock
- Built-in wardrobes to bedroom
- High quality painted internal doors

## FLOORING

- Porcelain floor tiles to bathrooms and cloakroom
- Oak Veneer flooring to hall and open plan living / dining / kitchen area
- Carpet to bedroom

## JOINERY

- High quality doors throughout
- All skirting and architraves finished in satin white

## WINDOWS

- UPVC double glazed windows

## COMMUNAL AREAS

- Lift
- Cycle store
- Video entry
- Secure entrance door with painted finish

# HOMES OF SUPERIOR QUALITY



## ABOUT THE DEVELOPER

We are leaders in our field, specialising in building new homes of superior quality and in converting old buildings to provide luxury houses and apartments. The character of a Cavendish & Gloucester home develops with a dedication and attention to detail that is second to none. This is clearly evident in the quality of craftsmanship, specification and finish used throughout and the care taken to build properties that are in-keeping with each of the premier locations in which we build.

Passionate about maintaining a very high build quality, we instil inspirational design into each property we create, treating every new development as an entirely bespoke project, meeting (if not surpassing) the demands of each location and the expectations of those who wish to live there.

We also have a genuine regard for the local environment around us and make every effort to minimise the impact of our construction work on the environment.



## CITY VIEW APARTMENTS

LONDON ROAD | SOUTHAMPTON

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southampton@fox-and-sons.co.uk

The information within this document is indicative and is intended to act as a guide only as to the finished product. These particulars should not be relied upon as statements of fact or representation and applicants must satisfy themselves by inspection or otherwise as to their correctness. The dimensions given on plans are subject to variation and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Designed by Antler.

