



**CREST
NICHOLSON**

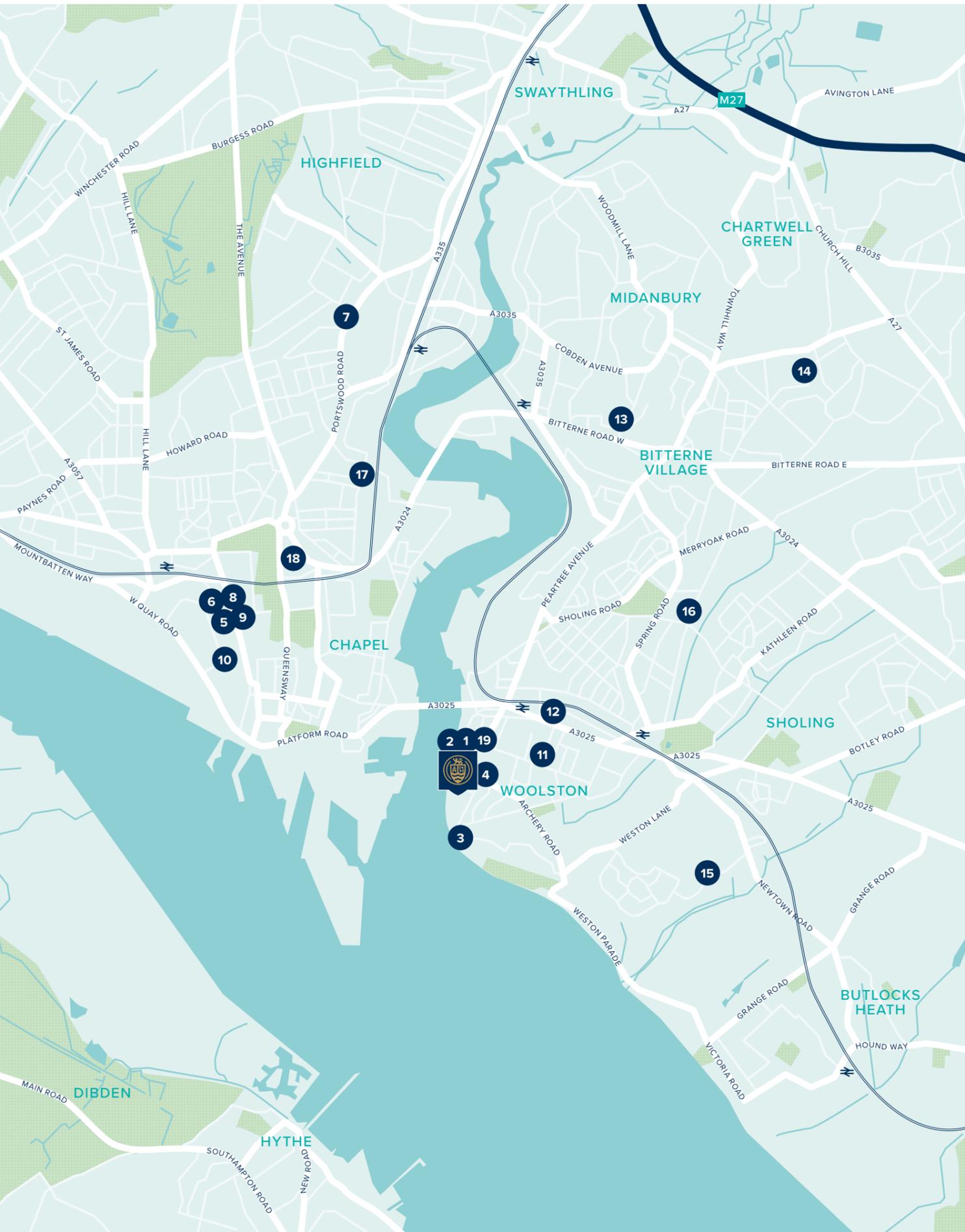
CENTENARY QUAY

SOUTHAMPTON

A vibrant new community boasting a selection of new homes for everyone. There is so much to do on your doorstep at Centenary Quay making it ideal for first time buyers, second steppers, young professionals and investors alike.

4 BEDROOM HOUSES





WELCOME TO CENTENARY QUAY

Life at Centenary Quay offers so many possibilities. It's a place where you can experience the very best of waterside city living.

On your doorstep

Whether it's grabbing a coffee on your way to work or catching up with friends over Sunday lunch, you'll never have to travel far because there are a number of amenities on your doorstep.

- 1 Metricks Woolston Waterside (Café)
- 2 Quayside (Bar)
- 3 Southampton Sailing Club
- 4 Premier – The Star Off License
- 5 Marks and Spencer
- 6 John Lewis
- 7 Waitrose
- 8 Zara
- 9 Next
- 10 Cinema de Lux

Education

Centenary Quay is located near to an array of well-established schools that have all been rated as 'Good' or 'Outstanding' by Ofsted.

- 11 Woolston Infant School
- 12 St Patricks Catholic Primary School
- 13 Beechwood Junior School
- 14 Harefield Primary School
- 15 Weston Secondary School
- 16 Oasis Academy Sholing
- 17 Maytree Nursery and Infants' School
- 18 Southampton Solent University
- 19 YMCA Nursery Woolston

Travel

Centenary Quay has excellent travel connections, making it the ideal destination for work, rest or play. For those commuting, Southampton Central train station is nearby (just a 15-minute journey from Woolston station) and offers regular connections to London, with a journey time of approximately 1hr 15mins to London Waterloo.



Winchester – 26 minutes

Portsmouth Gunwharf Quays – 34 minutes

Bournemouth – 47 minutes

Salisbury – 44 minutes

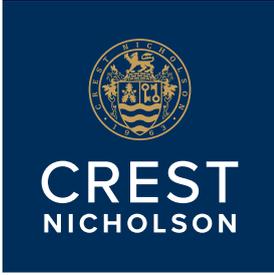


London Waterloo from Southampton Central Train Station – 79 minutes

Bristol Temple Meads from Southampton Central Train Station – 98 minutes

Portsmouth Harbour from Southampton Central Train Station – 50 minutes





CENTENARY QUAY SALES SUITE

John Thornycroft Road,
Southampton, Hampshire, SO19 9XF

For all enquiries please call

02382 553 680

Crestnicholson.com/centenaryquay

THE PERFECT MIX OF WATERSIDE CITY LIVING

Centenary Quay is an exciting collection of 4 bedroom houses, set within a fantastic waterside location.

Choose your home at Centenary Quay and you will experience an exciting new world of modern, waterside living. This is an amazing location where you can enjoy stunning views of the river and the city of Southampton beyond. The aim of the designers was to build a new vibrant community, one based around the love of nature and with the objective of being as self-sufficient as possible. That's why you will see pretty courtyards, trees and gardens dotted about, while some rooftops feature plants and wildlife nesting boxes. Imagine strolling out of your front door and being at the water's edge within a few minutes. Perhaps you will see a stunning cruise ship full of excited passengers off on a Caribbean

adventure. Maybe then you will choose to have a coffee at one of the cafés and bars on the waterfront.

For when you fancy a faster pace of life, a short trip across the river takes you into the buzzing city of Southampton. As one of the south's largest cities there is lots to see and do here. Serious shoppers will love West Quay with its major high-street stores and well-known cafés, pubs and restaurants. For history lovers there are some great museums including the SeaCity Museum with its interactive model of the Titanic, and the Solent Sky museum which has vintage aircraft on display like the famous Spitfire.

When you feel like getting out for the day there are some fantastic places to visit. One of the highlights close by is the stunning New Forest National Park with its beautiful scenery, paths and cycling trails. There is also Bournemouth with its lovely sandy beaches, and the historic town of Winchester is less than 20 miles away.

Centenary Quay is an amazing place to live and call home. With its idyllic waterside living, combined with excellent transport links, you really can enjoy the best of everything this fantastic location has to offer.





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CENTENARY QUAY

DEVELOPMENT PLAN

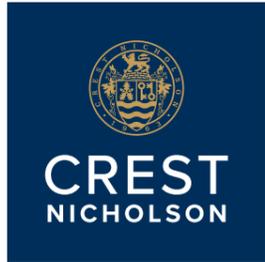
A beautiful collection of 4 bedroom houses.

4 BEDROOM HOUSES



- 1 & 2 BEDROOM APARTMENTS**
 - Pembroke Apartments
 - Hamwick Apartments
 - * Mix of 1 & 2 Bed Affordable Rent
- 3 BEDROOM HOMES**
 - * Affordable Rent
- 4 BEDROOM HOMES**
 - The Filey
 - The Hexham
- SS Substation





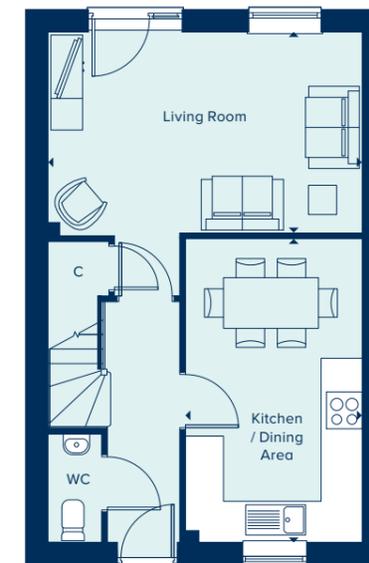
THE FILEY
4 Bedroom Home

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THE FILEY

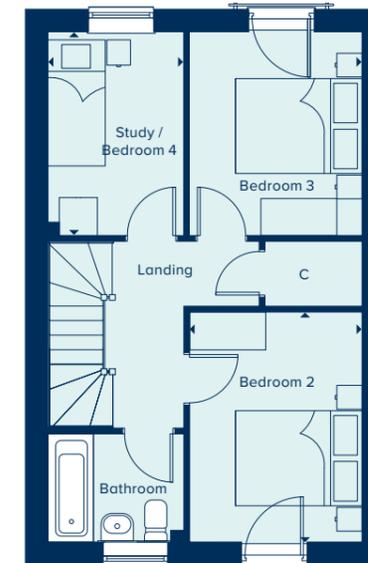
A four-bedroom family home spread over three storeys, the Filey provides flexibility and space in which to entertain. It features three double and one single bedroom, a family bathroom and an en suite to the second-floor main bedroom. The ground floor appeals to those who love open plan, with a large, kitchen, dining and living area which is popular with families. Thanks to windows front and back, and full height patio doors which provide access to the garden the downstairs is flooded with natural light.

4 BEDROOM HOME



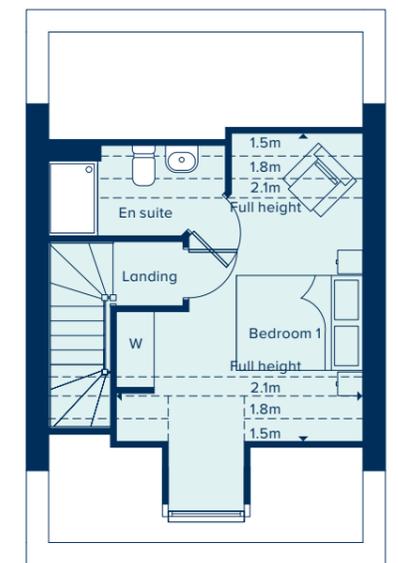
GROUND FLOOR

LIVING ROOM	4.97m x 3.19m	16'3" x 10'6"
KITCHEN / DINING AREA	4.78m x 2.79m	15'8" x 9'2"



FIRST FLOOR

BEDROOM 2	3.64m x 2.73m	11'11" x 8'12"
BEDROOM 3	3.22m x 2.73m	10'7" x 9'0"
STUDY / BEDROOM 4	3.22m x 2.15m	10'7" x 7'1"



SECOND FLOOR

BEDROOM 1	4.87m x 3.85m	15'11" x 12'8"
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C Cupboard W Wardrobe ● Specification

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THE HEXHAM
4 Bedroom Home

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THE HEXHAM

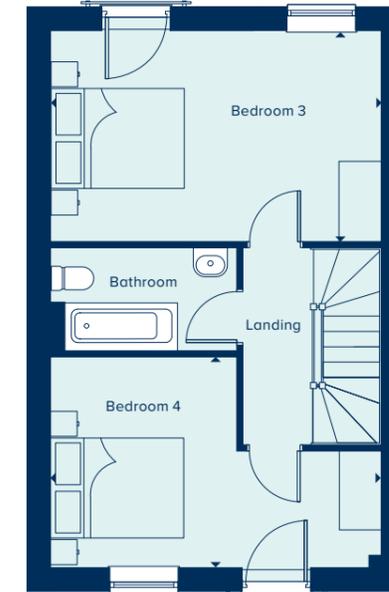
The Hexham is the ideal family home, a four bedroom property spread over three floors. The top floor hosts the main bedroom, en suite along with a second double bedroom and bathroom. The two bedrooms on the first floor share a family bathroom, with each of the bedrooms being generously sized, there is an opportunity for a home office in the fourth. Downstairs, a kitchen-dining area and separate living area can accommodate the various demands of family life with the addition of a convenient ground floor cloakroom.

4 BEDROOM HOME



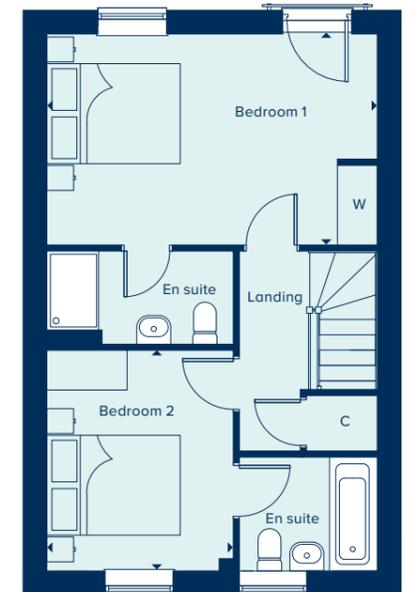
GROUND FLOOR

KITCHEN / DINING AREA	
4.81m x 2.80m	15'9" x 9'2"
LIVING ROOM	
4.96m x 3.16m	16'3" x 10'4"



FIRST FLOOR

BEDROOM 3	
4.96m x 3.16m	16'3" x 10'4"
BEDROOM 4	
4.96m x 3.16m	16'3" x 10'4"



SECOND FLOOR

BEDROOM 1	
4.96m x 3.16m	16'3" x 10'4"
BEDROOM 2	
3.31m x 2.82m	10'10" x 9'3"

C Cupboard W Wardrobe ● Specification

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SPECIFICATION

Your brand new Crest Nicholson home benefits from attractive styling and modern integrated appliances.

	4 Bedroom Home
KITCHEN	•
Choice of soft close fitted kitchen complete with laminate worksurface and upstand (subject to stage of construction)	•
Electric single built-in oven in stainless steel	•
Electric built-under 1 ½ oven in stainless steel	•
Electric built-in double oven in stainless steel	•
4 ring gas hob in stainless steel	•
5 ring gas hob in stainless steel	•
Stainless steel splashback behind hob	•
Stainless steel chimney extractor hood	•
Energy efficient integrated fridge/freezer	•
Energy efficient integrated dishwasher	•*
Energy efficient integrated washing machine	•**
Single bowl sink and drainer in stainless steel	•
1.5 bowl sink and drainer in stainless steel	•
Single lever chrome mixer tap	•
BATHROOM, EN SUITE AND CLOAKROOM	
Contemporary white sanitaryware	•
Chrome mixer taps and shower fittings	•
Soft close toilet seats	•
Full height tiling around bath with shower and folding bath screen where there is no separate shower facility in the home	•
Half height tiling around bath where a separate shower facility is provided in the home	•
Full height tiling to enclosed shower area where applicable	•
Half height tiling to walls where other sanitaryware is fitted in bathroom and en suite	•
Heated white towel rail to bathrooms and en suites	•
Tiled splashback to basin in cloakroom	•
Energy efficient downlights in cloakroom	•

*Integrated dishwasher included if there is a utility room **Integrated washing machine included if there is no utility room.



	4 Bedroom Home
UTILITY ROOM	•
Sink to utility rooms ***	•
External door to utility rooms ****	•
ELECTRICAL	
Low energy LED downlighters in white to kitchen	•
Low energy LED downlighters in white to bathroom, cloakroom and en suite	•
Low energy lighting in all other areas	•
TV and data point to living room & TV point to main bedroom	•
Telecommunications to the home including fibre for broadband capabilities	•
DECORATION	
White emulsion to all rooms and ceilings	•
White gloss to window boards, internal doors, skirting and architraves	•
JOINERY AND DOORS	
Front door with multipoint locking system and chrome ironmongery	•
White PVCu windows and patio doors with white ironmongery	•
White internal doors with chrome ironmongery	•
Fitted wardrobes to main bedroom with soft close sliding mirror fronted doors	•
HEATING	
Gas-fired boiler with wet radiator heating system and domestic hot water provided at mains pressure	•
EXTERNAL FINISHES	
Front gardens to be landscaped	•
Rear gardens topsoiled and rotovated	•
External low energy security light fitted by front door	•
External tap	•
SECURITY AND PEACE OF MIND	
Smoke, heat and carbon monoxide detectors	•
Two years warranty and aftercare	•
Complete NHBC ten year warranty	•

Where a utility room is fitted *Where a sink is shown on the floor plans

Crest Nicholson follows NHBC guidelines on number of plug sockets to install in homes, which require a minimum of: eight sockets in any kitchen (including appliances spurs); four double sockets in any living room; three double sockets in any study, two double sockets in any dining room, one double socket in any hallway and one double socket on any landing; three double sockets in any double bedroom; two double sockets in any single bedroom; one double socket in any dressing room and two double sockets in any other rooms.

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House Type Illustration

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Development Map/Site Plan

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