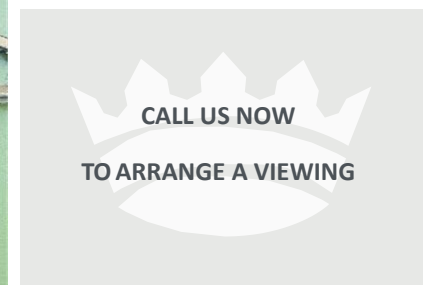
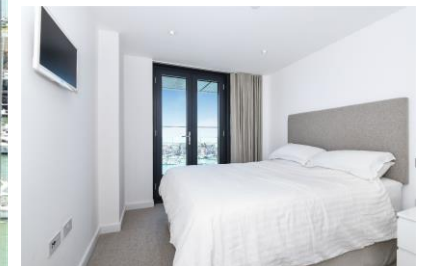




165 The Hawkins Tower, Admirals Quay, Ocean Way, Southampton, Hampshire, SO14 3LH



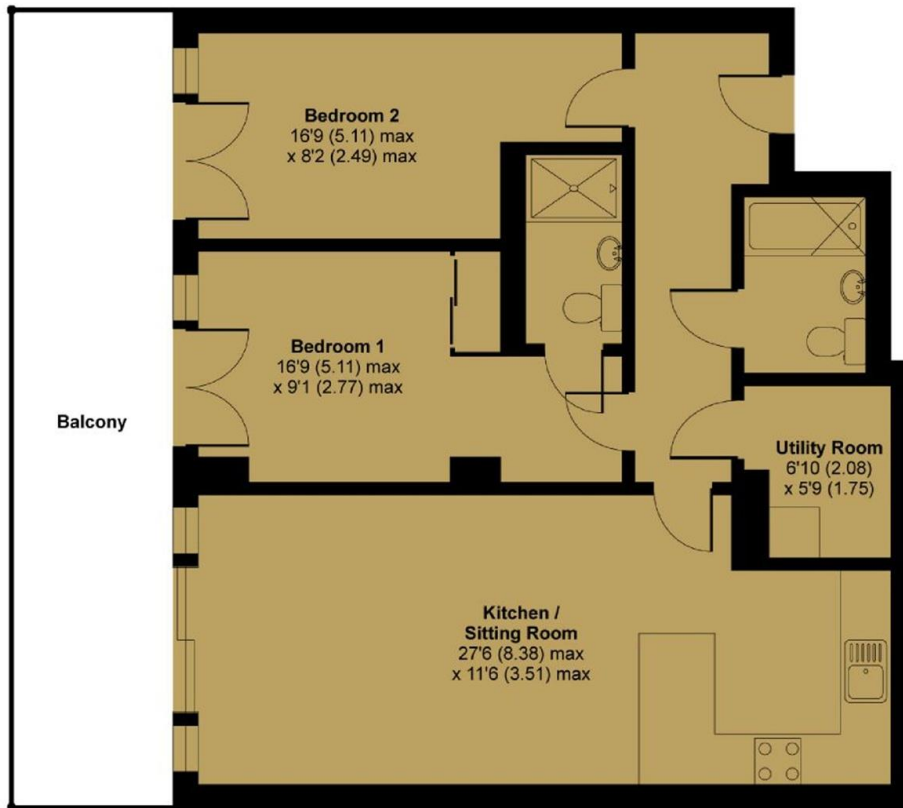
SPECIFICATION

- Outstanding Apartment
- Panoramic Water Views
- Two Double Bedrooms
- En-suite to Master
- Open Plan Kitchen/Living Room
- Three Piece Bathroom Suite
- Residents Gymnasium
- Allocated Underground Parking

ACCOMMODATION

Wake up with panoramic views of the water in this beautifully presented, modern two double bedroom apartment. Situated on the 8th floor, the main living room and both bedrooms access the sizable balcony, facilitating breath taking views of Ocean Village Marina and beyond. Finished to an exceptionally high standard, the internal accommodation briefly comprises of open plan kitchen, living and dining area, separate utility room, three-piece bathroom suite as well as en-suite shower room to the principal bedroom. Other internal features include integral appliances within the kitchen, under floor heating, 24-hour concierge service, as well as resident's gymnasium. One allocated parking space is provided with the apartment, which is located underground within a secure car park. An early viewing is highly recommended to avoid disappointment.

TOTAL APPROX. GROSS INTERNAL FLOOR AREA 781 SQ FT 72.5 SQ METRES



EIGHTH FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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SITUATION

Ocean Village is a mixed-use marina, residential, business and leisure development on the mouth of the River Itchen in Southampton, on the south coast of England. Originally the site of Southampton's first working docks, the "Outer Dock" which opened in 1842, the area was redeveloped in 1986 and became the leisure marina it is today featuring an array of bars, restaurants and other family friendly venues.

LOCAL AUTHORITY

Southampton City Council
Council Tax Band D
Minimum Term 12 Months

£1,950 PER MONTH

Security deposit: £2,250 (based on advertised rental price)
Holding deposit: £450 (based on advertised rental price)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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