

Channel Way, Ocean Village, Southampton, Hampshire, SO14 3JF



## SPECIFICATION

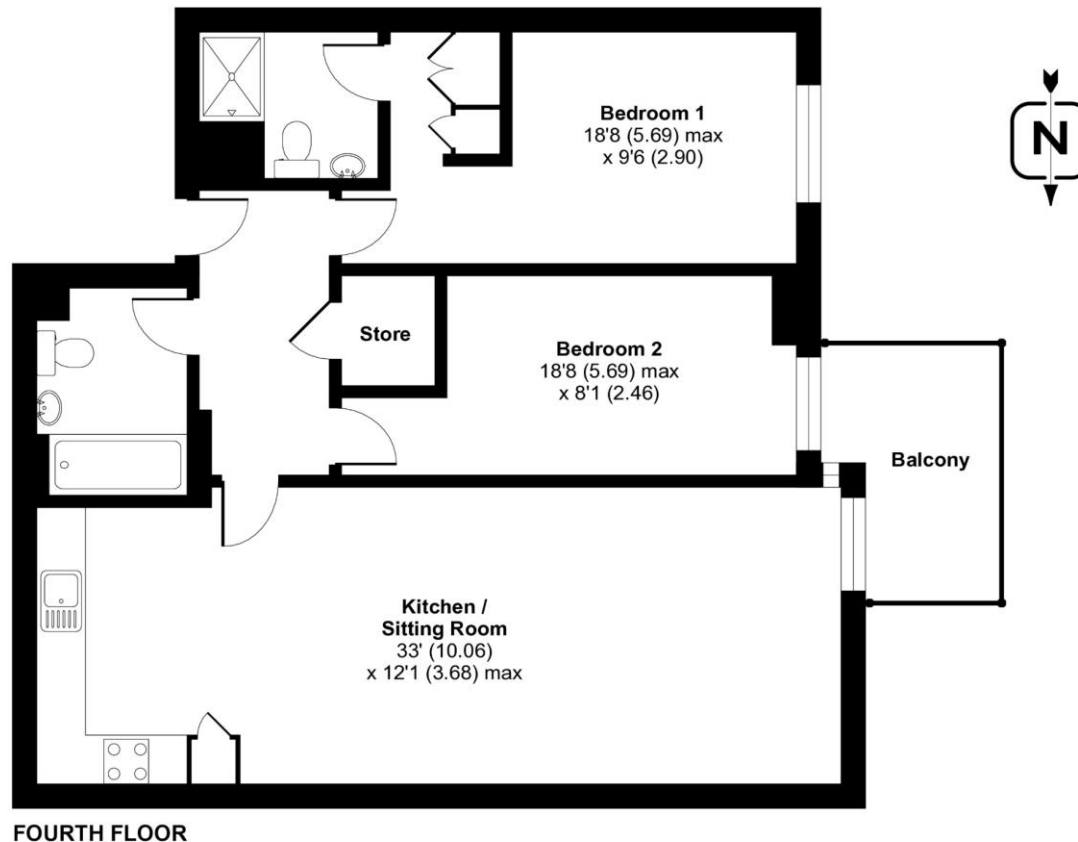
- Luxury apartment
- Concierge service
- Two double bedrooms
- Open plan sitting/kitchen/dining area
- Three-piece bathroom
- En-suite shower room
- Private balcony with water views
- Dedicated parking space

## ACCOMMODATION

This contemporary two-double bedroom waterside apartment is located in the ever-popular Ocean Village and showcases many benefits, including a private balcony boasting marina views, secure allocated parking, friendly concierge service, approximately 910 square foot internal accommodation, whilst located 0.8 miles from the city centre. Upon entering into the apartment, you are welcomed into an entrance hall with wooden flooring and a useful storage cupboard with doors to all the principal rooms. The sitting/kitchen/dining area enjoys a modern way of living with spaces that flow effortlessly, with ample kitchen units and built-in appliances. The generously sized main bedroom comes complete with an en-suite shower room and built-in wardrobes, whilst the liberally sized second bedroom is also a generous double. The apartment comprises a floor to ceiling tiled bathroom suite and a private balcony, ideal for al fresco dining in the summer months

Approximate Area = 912 sq ft / 84.7 sq m

For identification only - Not to scale



FOURTH FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©ntcheom 2021. Produced for Charters Estate Agents Limited. REF: 798201



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	81	85
(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	

## SITUATION

Ocean Village is a highly sought-after city centre location, due to the close proximity of an abundance of bars, restaurants, cafes and cinemas including the local Harbour Lights and the impressive Cinema de Lux at West Quay. The nearby Oxford Street conservation area is known as "Restaurant Row" and is home to some of the city's most famous eateries. Numerous pleasant parks are found nearby including Mayflower Park that hosts the popular annual International Boat Show. The central railway station is found near Commercial Road, whilst the Parkway railway station is found adjacent to junction 5 of the M27 (opposite the international airport) and provides a fast route to London Waterloo.

## LOCAL AUTHORITY

Southampton City Council

## ASKING PRICE

£260,000

## TENURE

Leasehold - 105 years unexpired  
Annual service charge - £4,312.30  
Annual ground rent - £250.00

*These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.*



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Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms' employment has the authority to make or give any representation or warranty in respect of the property.

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