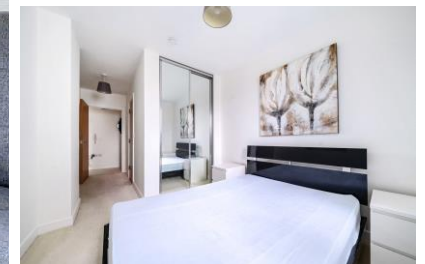
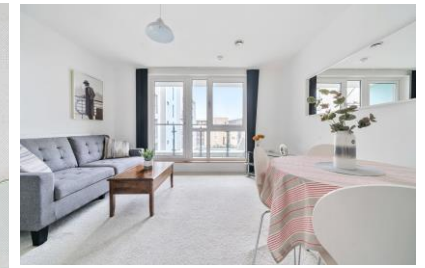




Sapphire Court, Ocean Way, Southampton, Hampshire, SO14 3JW





### **SPECIFICATION**

- Two double bedrooms
- Balcony
- En-suite shower room
- Fitted kitchen
- Undercroft allocated parking
- Entry phone system
- Three-piece bathroom

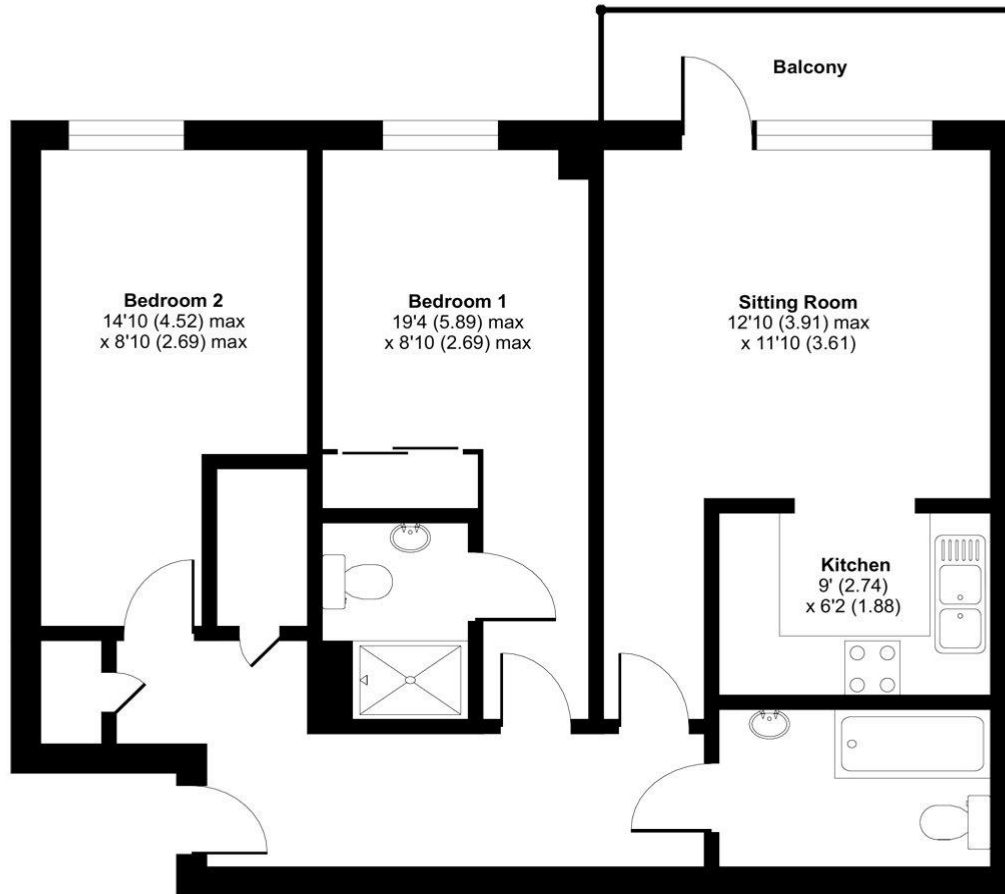
### **ACCOMMODATION**

A delightful two double-bedroom apartment which boasts a sizeable balcony facing the well-kept communal grounds. The apartment comes with allocated parking and telephone entry system and is situated in the popular splash development in the heart of Ocean Village. The sitting room offers a contemporary open-plan living space which leads to a modern kitchen which is fully fitted with integrated appliances including a dishwasher, washing machine, and fridge/freezer. The principal bedroom has built-in wardrobes and an en-suite shower room. The second bedroom is also a sizeable double which also overlooks the communal gardens. The family bathroom has a three-piece suite which has been tastefully decorated. The apartment also comprises ample storage space. This attractively priced apartment is the perfect property for anyone looking for modern living while wanting to enjoy the marina lifestyle with its wide array of bars, and restaurants on offer in this ever-popular location. Offered on a furnished basis and available for immediate occupation.



Approximate Area = 743 sq ft / 69 sq m

For identification only - Not to scale



THIRD FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Charters Estate Agents Limited. REF: 990075



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	73
(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

Southampton is a thriving commercial port with a population in excess of 250,000 and achieved city status in 1964 due to its contribution to trade and the economy. The city centre offers an extensive range of shopping and leisure facilities ranging from small boutique outlets to major department stores including the landmark West Quay shopping mall. Restaurants, bars and cafes cater for every taste and the Cinema de lux offers the finest film viewing experience. Numerous pleasant parks together with The Common, City golf course and sports centre offer a wide range of leisure opportunities with hundreds of acres of green open space. Premier league football is played at St Marys and the Ageas Bowl is the home of Hampshire cricket hosting domestic and international matches together with live music events. The Guildhall, Mayflower and Nuffield theatres host a wide and eclectic range of plays, opera, ballet and musicals and the public art gallery in the civic centre has a famous and acclaimed collection.

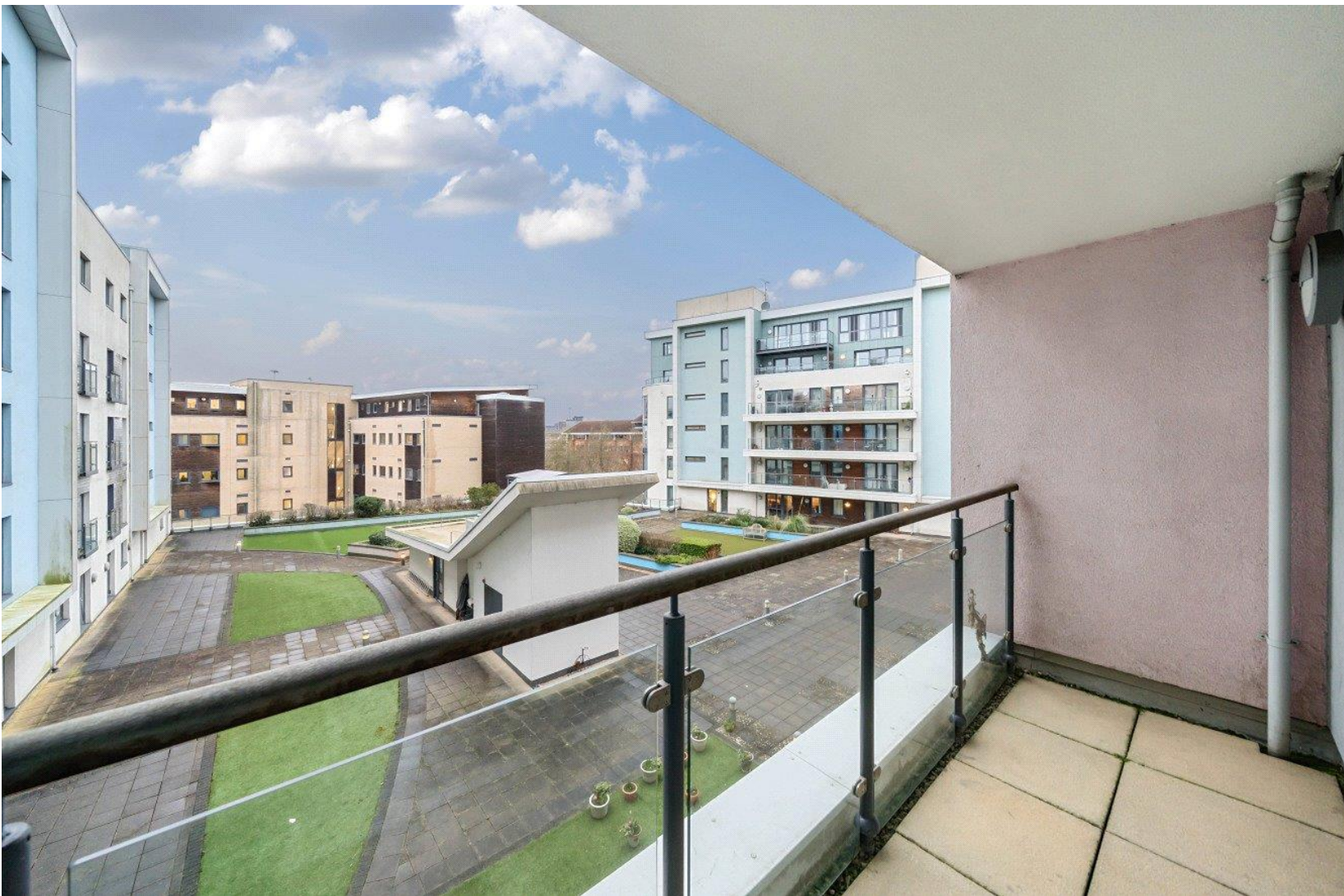
## LOCAL AUTHORITY

Southampton City Council  
Council Tax Band: C  
Minimum Term: 12 Months

## GUIDE PRICE

£1,300 per month  
Security Deposit: £1,500 (based on advertised rental price)  
Holding Deposit: £300 (based on advertised rental price)





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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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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