



Alexandra Wharf, Maritime Walk, Ocean Village, Southampton, Hampshire, SO14 3QS

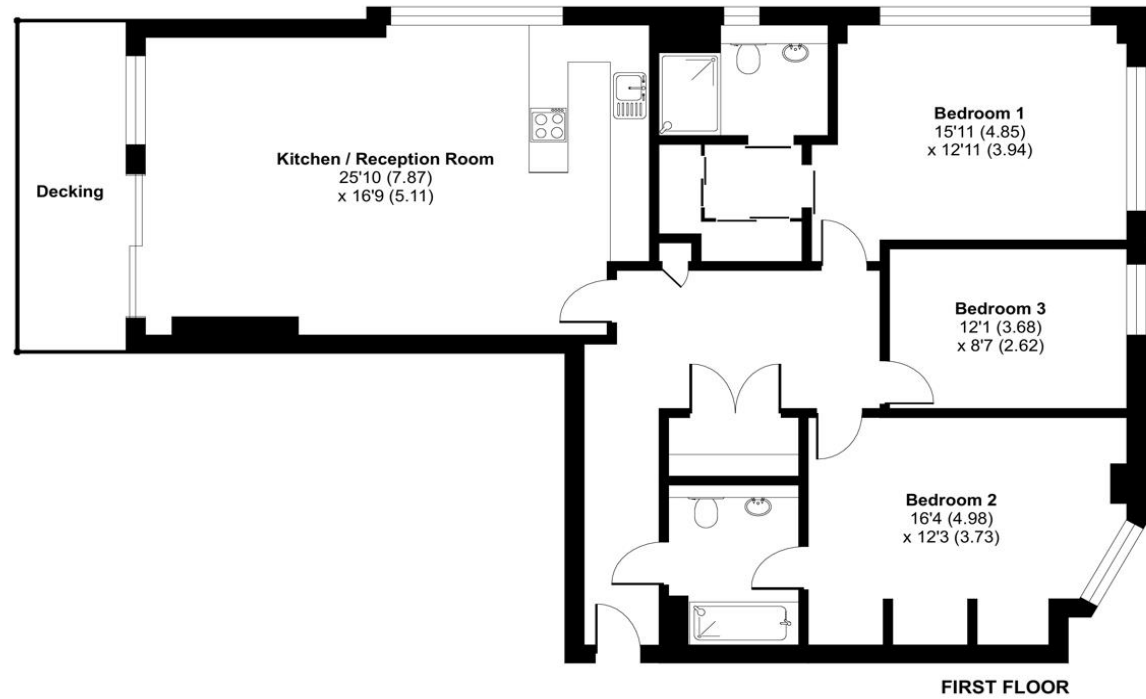


ACCOMMODATION

Waterfront luxury living at its best is this beautifully presented three-bedroom executive apartment enviably positioned within the prestigious Ocean Village marina complex in Southampton. This meticulously designed residence offers three spacious double bedrooms, providing ample space for relaxation and privacy. With a beautifully appointed three-piece bathroom and additional shower room, comfort and convenience are seamlessly integrated into every corner of this home. Step into the heart of the apartment, where a stunning open-plan living, kitchen, and dining area await. Generously sized and thoughtfully laid out, this space exudes sophistication and modern elegance. The sleek kitchen is adorned with top-of-the-line appliances and premium finishes, catering perfectly for social gatherings. As you head towards the living area, your gaze is drawn to the expansive balcony that offers fantastic direct water views. In addition to its luxurious interior, the property boasts secure undercroft allocated parking, ensuring convenience and peace of mind. Every aspect of this residence has been crafted to the highest standard, evident in the meticulous attention to detail and the superior quality of finishes throughout. Furthermore, this remarkable apartment is being offered with no forward chain, streamlining the process of making this your new home. Immerse yourself in the Ocean Village lifestyle, where impeccable design, waterfront vistas, and a prime location combine to offer you an unparalleled living experience.

Approximate Area = 1292 sq ft / 120 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	86	86
(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	

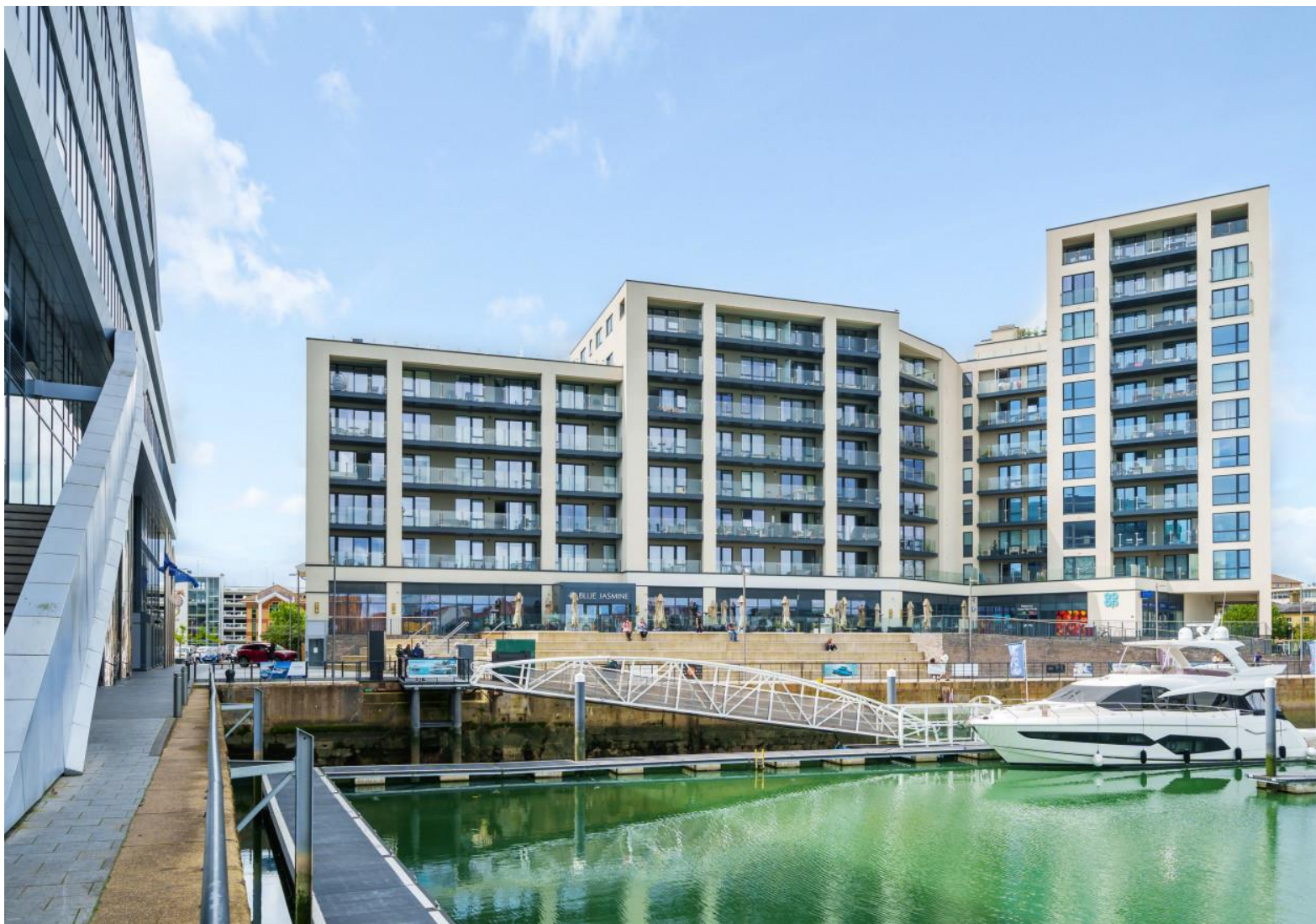


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/che.com 2023. Produced for Charters Estate Agents Limited. REF: 1018830



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.



SPECIFICATION

- Luxury apartment
- Three double bedrooms
- Large marina facing balcony
- Generous open plan living/kitchen/dining space
- Secure under croft parking space
- Two bathrooms
- No forward chain
- Outstanding specification

LOCAL AUTHORITY

Southampton City Council
Council Tax Band: E

GUIDE PRICE

Offers Over £550,000

TENURE

Leasehold

Unexpired Years: 120

Annual Ground Rent: £150

Ground Rent Increase: TBC

Ground Rent Review Period: TBC

Annual Service: £3800

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

SERVICES

Mains Electric, Water and Drainage