



Moorhead Court, Channel Way, Southampton, Hampshire, SO14 3GQ



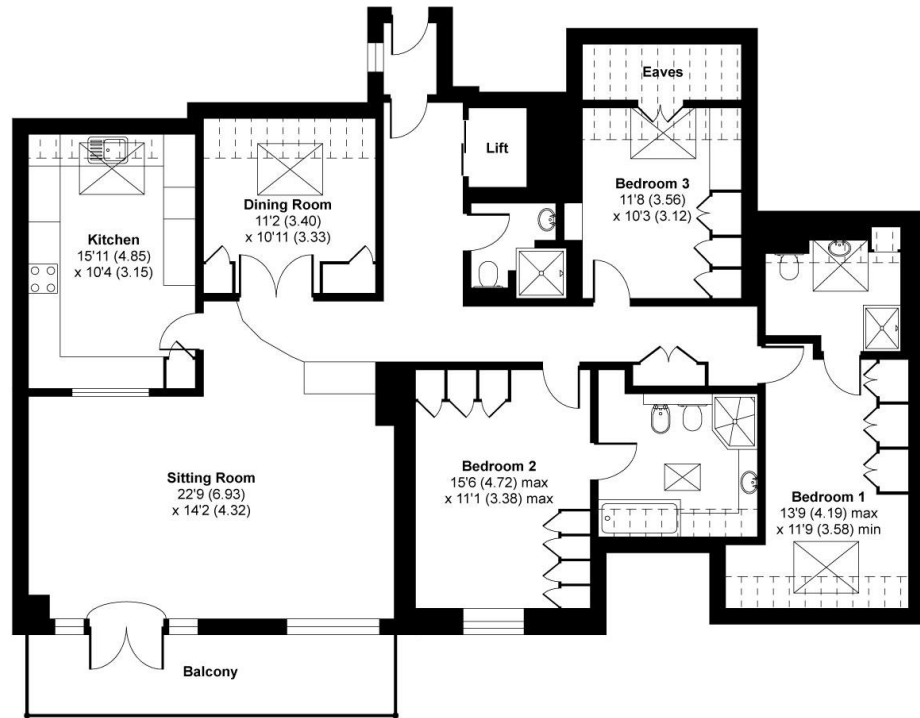
## ACCOMMODATION

In one of Southampton's most prestigious developments, Moorhead Court offers uninterrupted views over the marina. This stunning penthouse apartment offers true exclusivity with access via a lift to a private floor entrance. The generous, well planned accommodation includes a magnificent living/dining area enjoying direct marina views with double doors onto the private balcony. The separate kitchen has been cleverly designed and well thought out with fitted Miele appliances including a coffee maker. The apartment will impress further with three double bedrooms, the principal and second bedrooms having decadent en-suite bathrooms. There is also the potential of a fourth bedroom if required or alternatively an office for those looking to work from home. The contemporary apartment also offers a garage, two allocated parking spaces, deep water mooring and no forward chain.



TOTAL APPROX. GROSS INTERNAL FLOOR AREA 1456 SQ FT 135.2 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & LIFT)

Denotes restricted head height



FOURTH FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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

Situated in the sought-after area of Ocean Village Marina, the property enjoys convenient access to both the nearby Oxford street and the centre of Southampton with its abundance of facilities and amenities that include shops, restaurants, bars and cinema. There is also easy access to the M27 and M3. Southampton Central and Southampton Parkway railway stations provide a fast and convenient route to both London Waterloo and the New Forest.



#### **SPECIFICATION**

- Stunning three-bedroom penthouse apartment
- Deep water mooring
- Finished to a high standard
- Allocated parking
- Garage
- No forward chain

#### **LOCAL AUTHORITY**

Southampton City Council

#### **GUIDE PRICE**

In excess of £700,000

#### **TENURE**

Leasehold

Unexpired years – 950

Annual ground rent – TBC

Annual service/maintenance charge – £1400

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