



Cadland Court, Channel Way, Ocean Village, Southampton, Hampshire, SO14 3GP

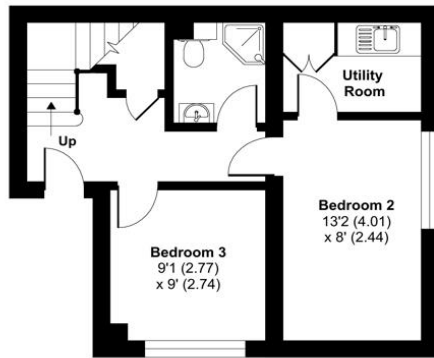


## ACCOMMODATION

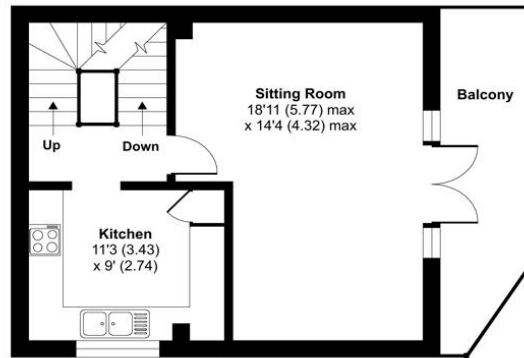
This stunning three storey town house, with a 10-metre-deep water mooring is situated in the sought-after surroundings of Ocean Village Marina where you can enjoy direct water views and the Marina lifestyle with all it has to offer. Take advantage of a wide array of restaurants, bars, coffee shops, hotels, convenience stores and within easy access to West Quay shopping. You can pop over to the Isle of Wight on the Red Jet, commute to London by train or fly from Southampton Airport all within easy reach. The property itself offers flexible and generous accommodation which has been improved and modernised in recent months by the current homeowners. The beautiful accommodation consists of four bedrooms with the large impressive principal boasting dual aspect windows, an array of built in wardrobes and boasts marina views and a stunning spacious en-suite shower room completed to a high specification. The other three are also well-proportioned double bedrooms. The first-floor has a modern fitted kitchen with new complementing worktops and the stunning 19-foot full width sitting room leads on to the water view balcony. Other benefits include a ground floor modern shower room and the further fourth double bedroom and separate study. The driveway parking is a desirable addition. This delightful property is an ideal waterfront family home or holiday retreat.



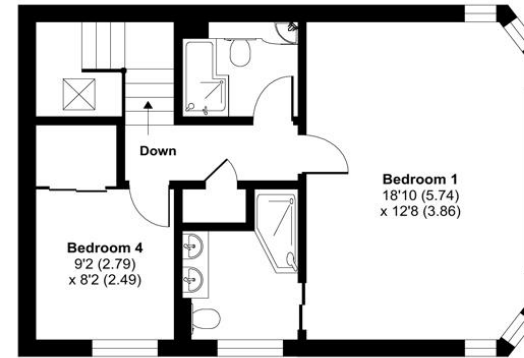
Approximate Area = 1328 sq ft / 123.3 sq m  
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND 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: 969598



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	70	
(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.



### **SPECIFICATION**

- Three storey town house
- Sought-after Ocean Village Marina location
- Stunning water views
- Modernised accommodation
- Four bedrooms
- Spacious en-suite shower room
- Driveway parking

### **LOCAL AUTHORITY**

Southampton City Council (Tax BandF)

### **GUIDE PRICE**

Offers Over £637,000

### **TENURE**

Leasehold 960 years 6 months

Unexpired Years: 961

Maintenance Charge: £1450 payable March and September

Marina Developments Limited: £380 per annum for ten metre mooring

Ground Rent: £1.20 per annum

Annual charge: £2,541