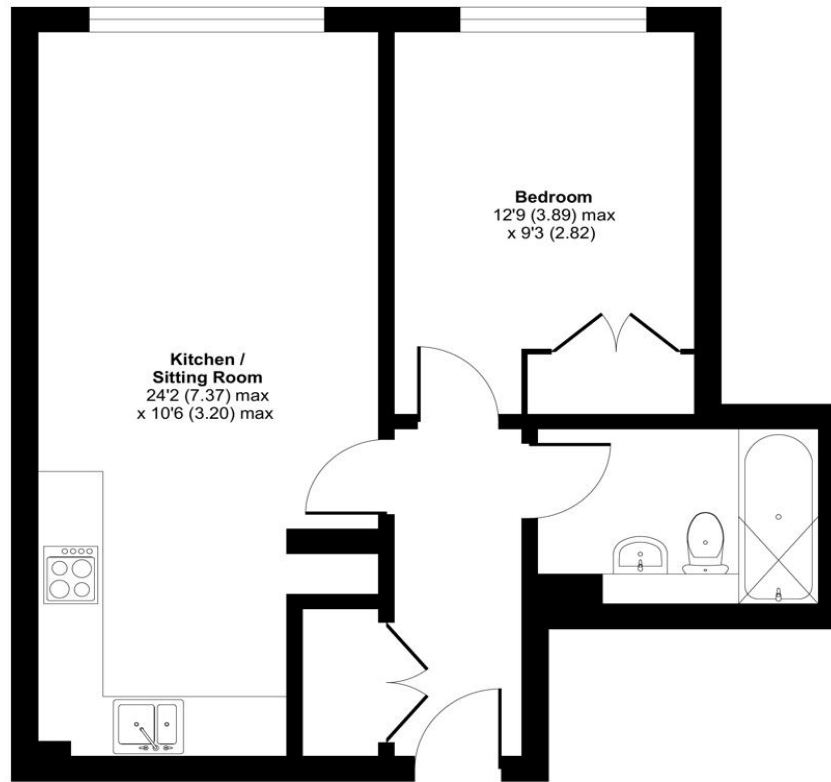


## ACCOMMODATION

A delightful one-bedroom apartment located in the sought after Ocean Village Marina. The apartment, which is being offered for sale with no forward chain provides a tastefully decorated kitchen, modern three-piece bathroom suite, concierge service, secure telephone entry system and an allocated under-croft parking space. The lounge is located to the east aspect of the building and offers a contemporary open-plan living space which leads to a modern kitchen which is fully fitted with integrated appliances. The spacious bedroom boasts a built-in wardrobe and copious amounts of natural light. The bathroom has been tiled to a modern standard and provides a three-piece suite with overhead shower. We believe this apartment provides the ideal first time buy, or investment opportunity.

Approximate Area = 485 sq ft / 45 sq m

For identification only - Not to scale



FIRST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C	75	
(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). © nichecom 2023. Produced for Charters Estate Agents Limited. REF: 969296



## 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 and Mayflower 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**

- One bedroom apartment
- Well-presented throughout
- No forward chain
- Ideal first time buy or investment purchase
- Sought-after location within Ocean Village
- Contemporary open-plan living accommodation
- Secure telephone entry system and concierge service
- Under croft parking space

#### **LOCAL AUTHORITY**

Southampton City Council  
council Tax Band – B

#### **ASKING PRICE**

£159,950

#### **TENURE**

Leasehold

No of years remaining - 103

Annual ground rent - £250

Expected increase - tbc

Frequency of increase - tbc

Annual service charge - £2400

Expected increase - tbc

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