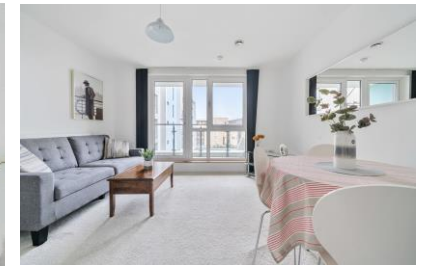




Sapphire Court, Ocean Way, Southampton, Hampshire, SO14 3JW



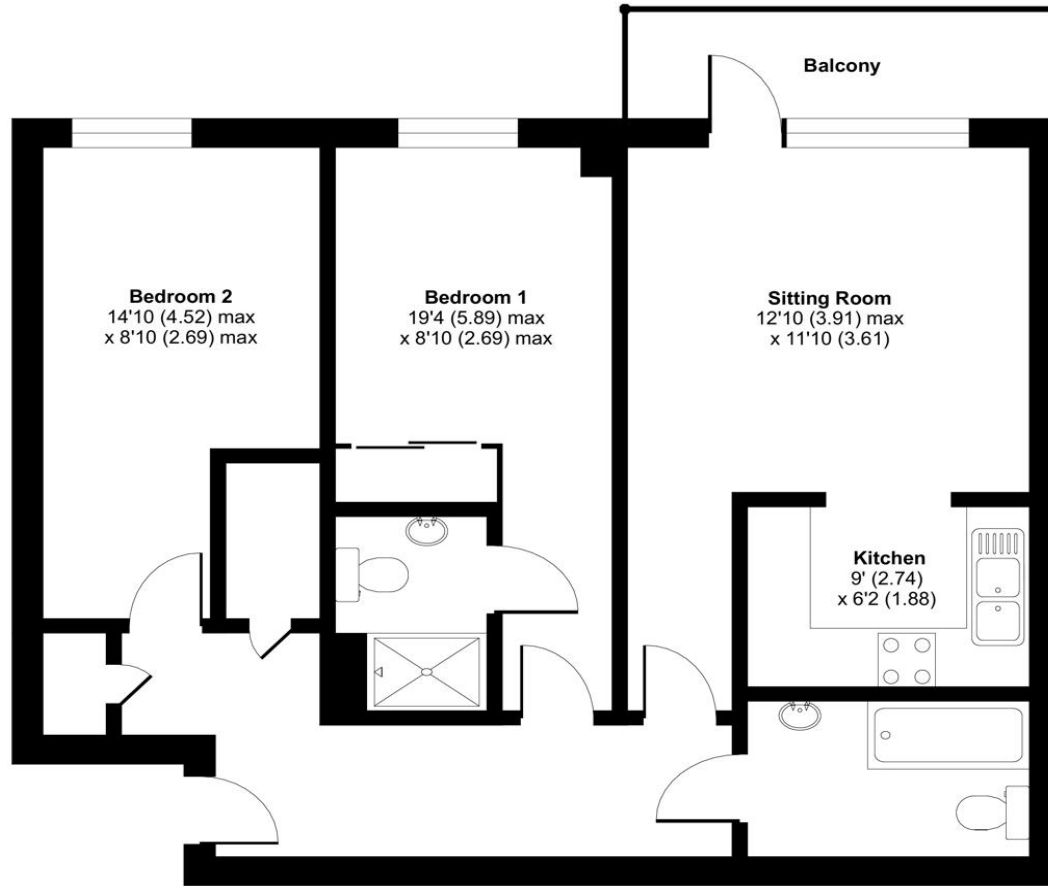
ACCOMMODATION

A delightful two double-bedroom apartment which boasts a sizeable balcony facing the well-kept communal grounds. The apartment comes with no forward chain, allocated parking, telephone entry system and is situated in the popular splash development in the heart of Ocean Village. The lounge 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.



Approximate Area = 743 sq ft / 69 sq m

For identification only - Not to scale



THIRD FLOOR



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	



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



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

- Two double bedrooms
- Balcony
- En-suite shower room
- Fitted kitchen
- No forward chain
- Undercroft allocated parking
- Entry phone system
- Three-piece bathroom

LOCAL AUTHORITY

Southampton City Council
Council Tax Band: C

ASKING PRICE

£215,000

TENURE

Leasehold

Unexpired Years: 162

Annual Ground Rent: £275

Annual Service: £2,540

Ocean Village Management Fee: £310.32

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