



Cobalt Quarter, Maritime Walk, Ocean Village, Southampton, Hampshire, SO14 3JY



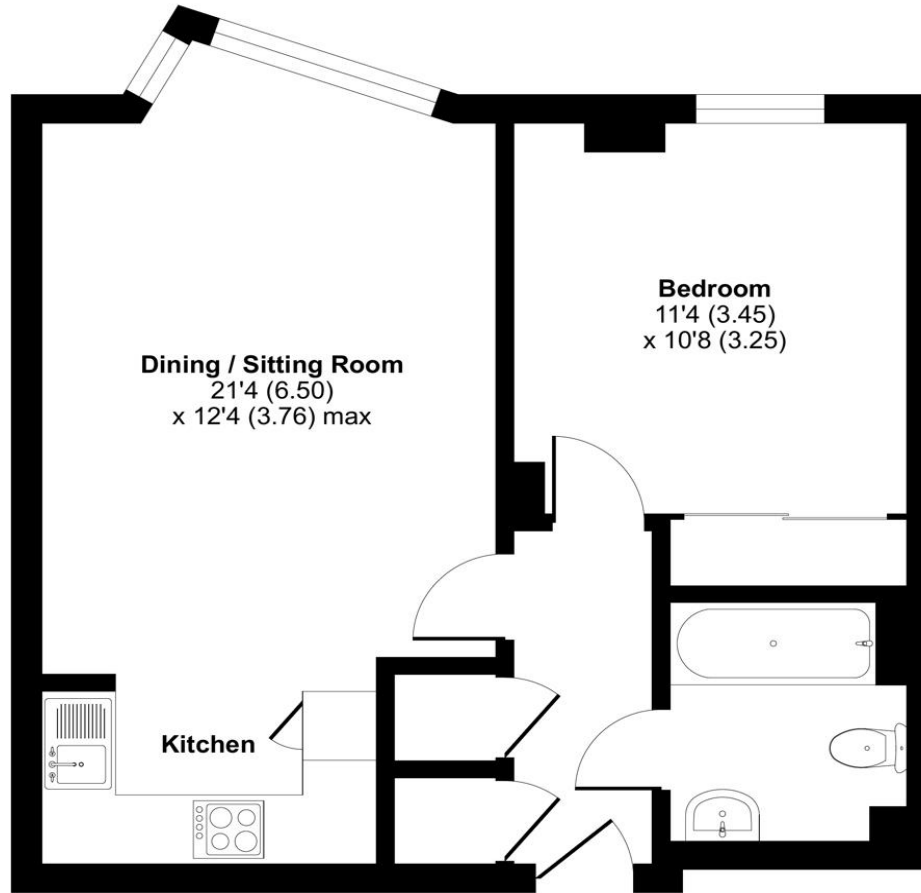
ACCOMMODATION

A well-presented one bedroom apartment located on the second floor situated in the ever-popular location of Ocean Village with easy access to the City Centre and the abundance of amenities located within the Marina. Upon entering the property, you walk into the entrance hallway with built-in storage cupboards. The apartment has a feature 21'4 x 12'4 lounge/diner and a well-equipped modern kitchen with plenty of wall and base units. There is an 11'4 x 10'8 double bedroom with a built-in mirrored wardrobe and a three-piece bathroom suite. The property has electric heating with radiators and benefits from partial views towards Ocean Village Marina. The apartment also has, a lift to all floors, communal grounds and is being offered with no forward chain.



Approximate Area = 511 sq ft / 47.4 sq m

For identification only - Not to scale



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: 999402



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	80
(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

- One bedroom apartment
- Located on the second floor
- 21'4 x 12'4 lounge/dining room
- Lift to all floors
- No forward chain

LOCAL AUTHORITY

Southampton City Council
Council Tax Band: C

PRICE

Offers Over £165,000

TENURE

Leasehold

Unexpired Years: 162

Annual Ground Rent: £275

Ground Rent Increase: TBC

Ground Rent Review Period: Every 25 years

Annual Service: £1500

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