

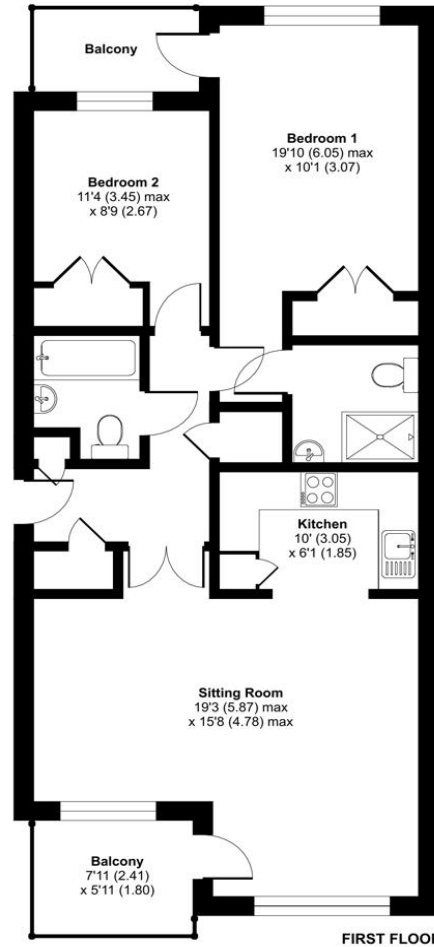


Charter House, 85 Canute Road, Southampton, Hampshire, SO14 3FY



ACCOMMODATION

Introducing a stunning two-bedroom apartment in Ocean Village, Southampton. This first-floor apartment offers an ideal blend of modern living and convenience with allocated parking and a balcony. The apartment's entrance hallway has built-in storage for added convenience. The spacious, light and airy sitting room leads to the kitchen and has a door leading out to a private balcony. Both bedrooms are double in size and benefit from built-in storage. There is both a bathroom and a separate shower room serving the two bedrooms. The principal bedroom also has doors leading out to a second balcony. The property comes with the added benefit of allocated parking and is offered with no forward chain. This apartment is within close proximity to the vibrant marina and Oxford Street, renowned for its array of bars and restaurants. Enjoy waterfront dining and leisurely strolls along the marina at your doorstep.



Approximate Area = 799 sq ft / 74.2 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	84	84
(69-80)	C		
(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: 1030942



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-bedroom apartment
- First floor
- Bathroom and shower room
- Two private balconies
- Desirable location
- Allocated parking space
- No onward chain

LOCAL AUTHORITY

Southampton City Council
Council Tax Band: C

GUIDE PRICE

£200,000

TENURE

Leasehold

Unexpired Years: 103

Annual Ground Rent: £150.00

Ground Rent Increase: TBC

Ground Rent Review Period: TBC

Annual Service: £3219.00 (approx.)

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