



Channel Way, Ocean Village, Southampton, Hampshire, SO14 3JF





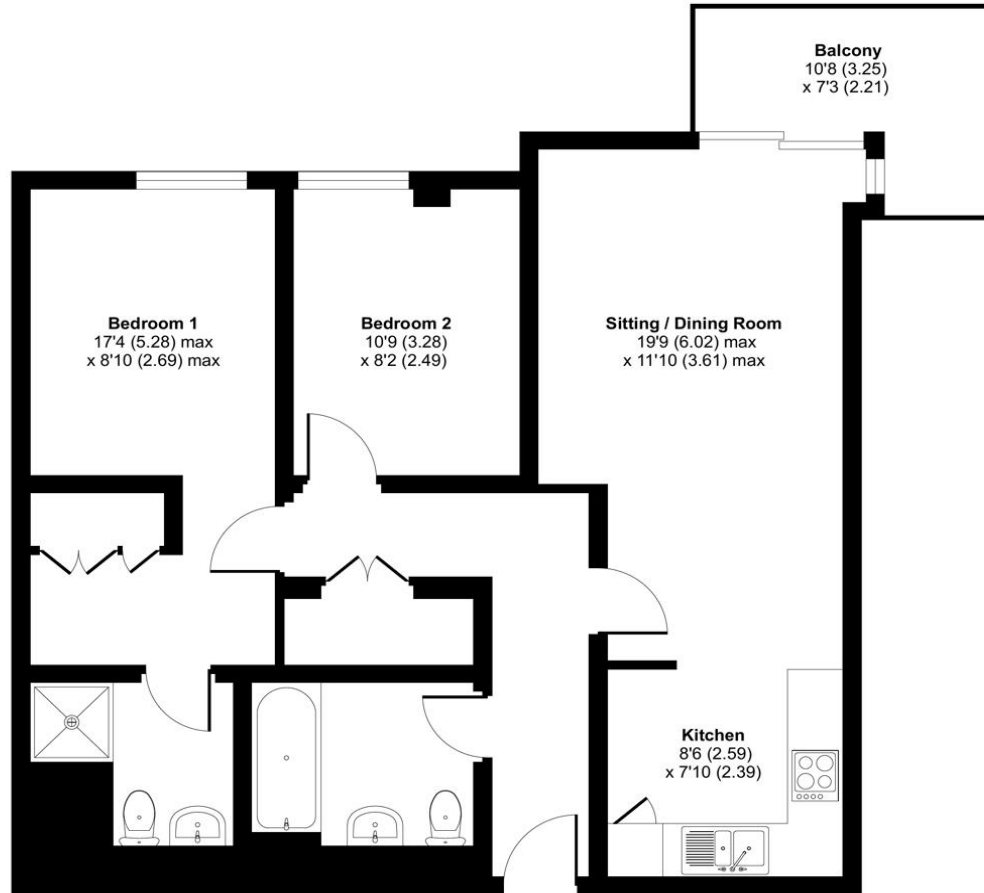
## ACCOMMODATION

Situated in the heart of Ocean Village this two-double bedroom, fourth floor apartment is offered for sale with the benefit of there being no onward chain and is the ideal property for first time buyers, downsizers and buy to let landlords alike. Offering executive living, ideal for those working in the city centre and with a need for quick and easy access to the main railway station. Internally, the living and dining area is spacious with access to the private balcony, overlooking the communal gardens below whilst being open plan to the kitchen, complete with integrated appliances and plenty of wall base and drawer units. Both bedrooms can comfortably accommodate double beds, with the principal bedroom benefitting from an en-suite shower room and a dressing area with fitted wardrobes. A family bathroom completes the internal accommodation. The property comes with an allocated parking space and further benefits from a 24hr a day concierge service.



Approximate Area = 784 sq ft / 72.8 sq m

For identification only - Not to scale



FIFTH 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: 1054357



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	81	86
(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	

## 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 bedroom fourth floor apartment
- Desirable Ocean Village location
- Balcony overlooking the communal garden
- Allocated parking
- Family bathroom and en-suite shower room
- No onwards chain

#### **LOCAL AUTHORITY**

Southampton City Council  
Council Tax Band: C

#### **GUIDE PRICE**

Asking Price £230,000

#### **TENURE**

Leasehold

Unexpired Years: 103 Years Remaining

Annual Ground Rent: £250

Ground Rent Increase: TBC

Ground Rent Review Period: TBC

Annual Service: £3076

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