



Endeavour Court, 50 Channel Way, Ocean Village, Southampton, Hampshire, SO14 3GD

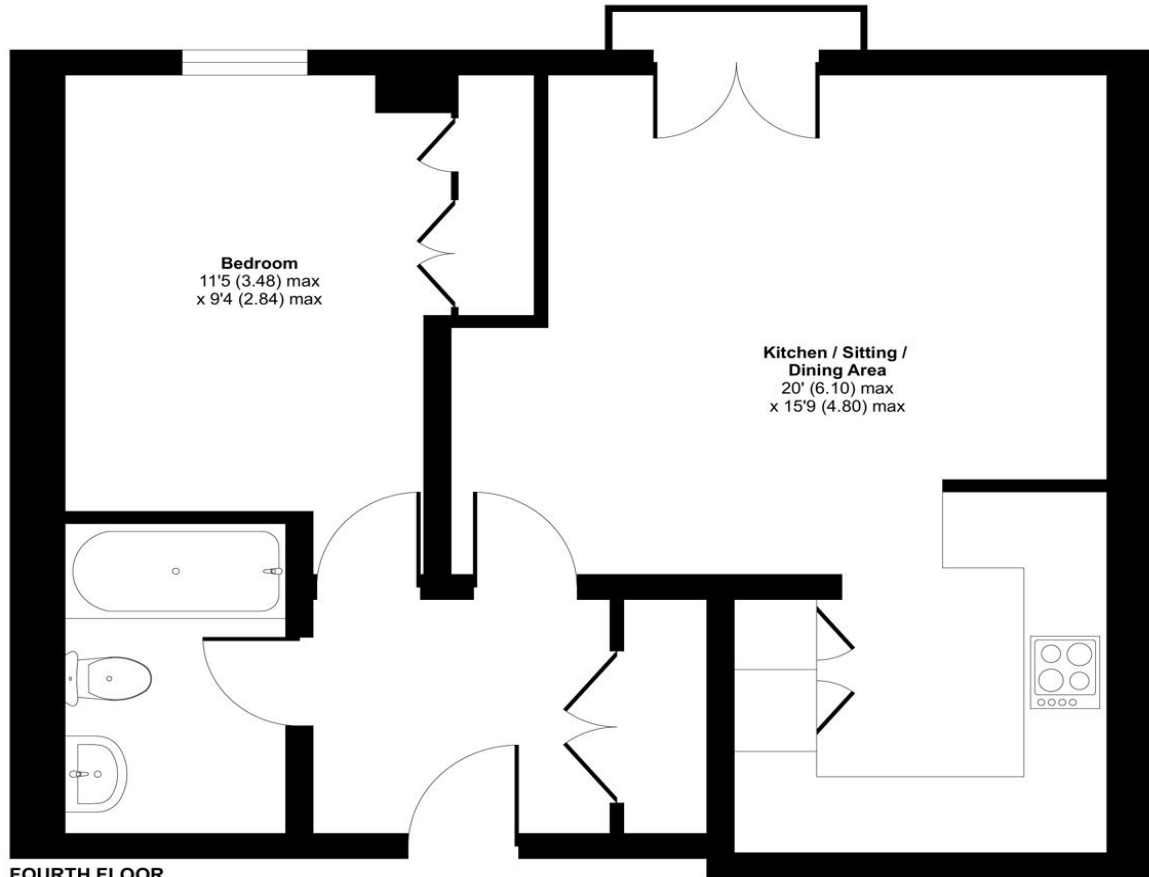


ACCOMMODATION

A delightful one-bedroom apartment offered with no forward chain, which is located within the sought-after Ocean Village Marina and close to numerous bars and restaurants. It has been tastefully decorated throughout, with a modern fitted kitchen and integrated appliances. The sitting/dining room offers a contemporary open-plan living space with an abundance of natural light via the large windows and provides access to the Juliet balcony. The spacious bedroom benefits from its own built-in wardrobe and is served by the three-piece bathroom suite with an over-head shower, which has been attractively tiled. This apartment provides the ideal first time buy, or investment opportunity.

Approximate Area = 508 sq ft / 47.1 sq m

For identification only - Not to scale



FOURTH FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	83
(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). © nitchcom 2023. Produced for Charters Estate Agents Limited. REF: 1065069



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

- Delightful one bedroom apartment
- Well-presented throughout
- Situated in Ocean Village
- Open-plan living accommodation
- Sitting/dining room with a feature Juliet balcony
- Fitted kitchen with integrated appliances

LOCAL AUTHORITY

Southampton City Council

Council Tax Band - B

ASKING PRICE

£159,950

TENURE

Leasehold

No of years remaining - 104 years remaining

Annual ground rent - £75.00

Expected increase - tbc

Frequency of increase - tbc

Annual service charge - £4,059.62

Expected increase - tbc

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