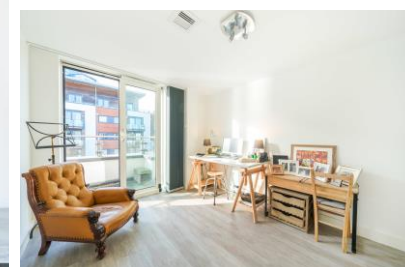




Channel Way, Ocean Village, Southampton, Hampshire, SO14 3JA

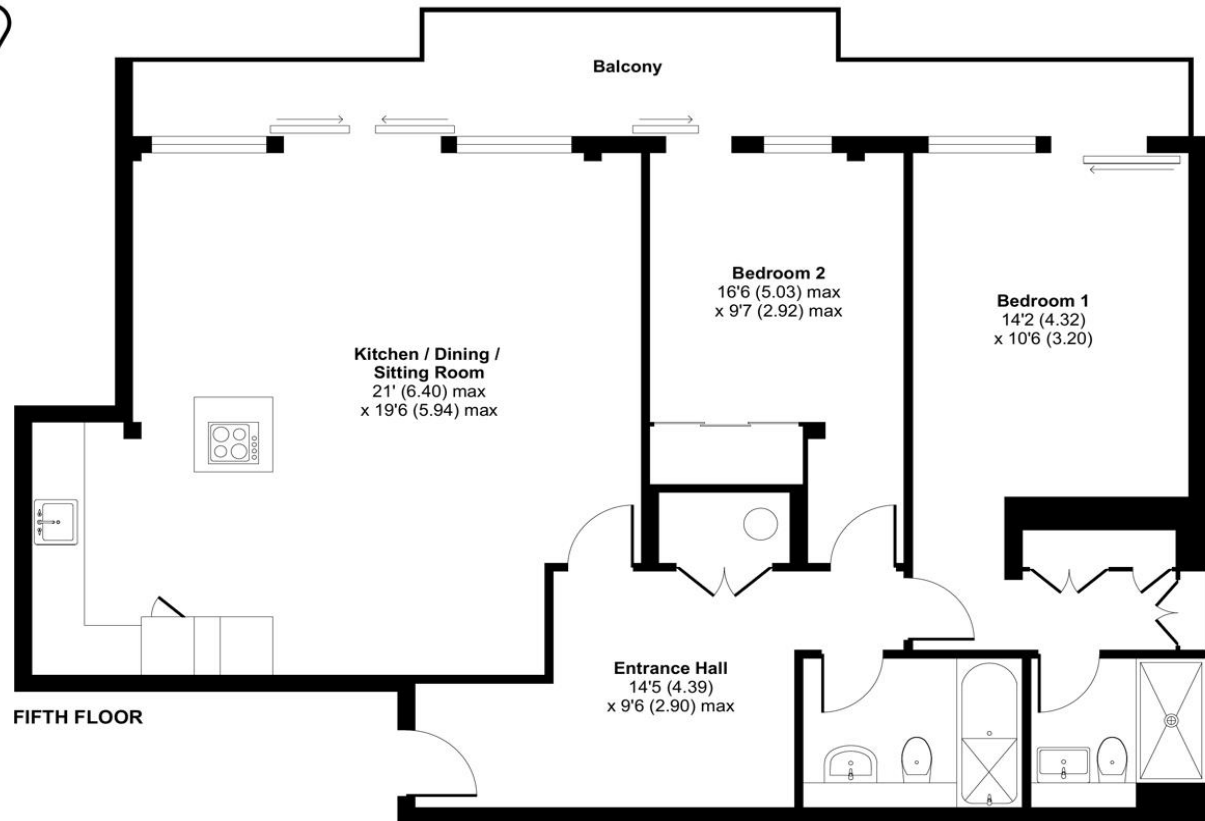


ACCOMMODATION

An elegantly designed two-bedroom, two-bathroom residence in Ocean Village, offering a rare chance to acquire a meticulously maintained property. Adorned with tasteful decor, the apartment, owned since new, boasts a spacious balcony overlooking the Marina. The inviting open-plan kitchen/sitting/dining room features sliding doors to the balcony, creating a delightful dining and relaxation space. The stylish kitchen, complete with an island unit, complements the modern living experience. The entrance hall provides ample room for a study or reading nook. The principal bedroom offers balcony access, a dressing area and a contemporary ensuite shower room. Additional highlights include a separate bathroom and an allocated covered parking space. This property exemplifies the charm of marina living, presenting an exceptional opportunity for a superb home.

Approximate Area = 1057 sq ft / 98.1 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	64	
(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 2024. Produced for Charters Estate Agents Limited. REF: 1070026



SITUATION

Ocean Village is a highly sought-after city centre location due to the 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, 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. Champions 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. 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

- Impressive two-bedroom, two-bathroom apartment
- Marina views
- Large balcony
- Beautifully appointed
- Allocated parking space
- No forward chain

LOCAL AUTHORITY

Southampton City Council
Council Tax Band: D

ASKING PRICE

£325,000

TENURE

Leasehold

Unexpired Years: 103

Annual Ground Rent: £125

Ground Rent Increase: TBC

Ground Rent Review Period: TBC

Annual Service: £4000 (approx.)

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