



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



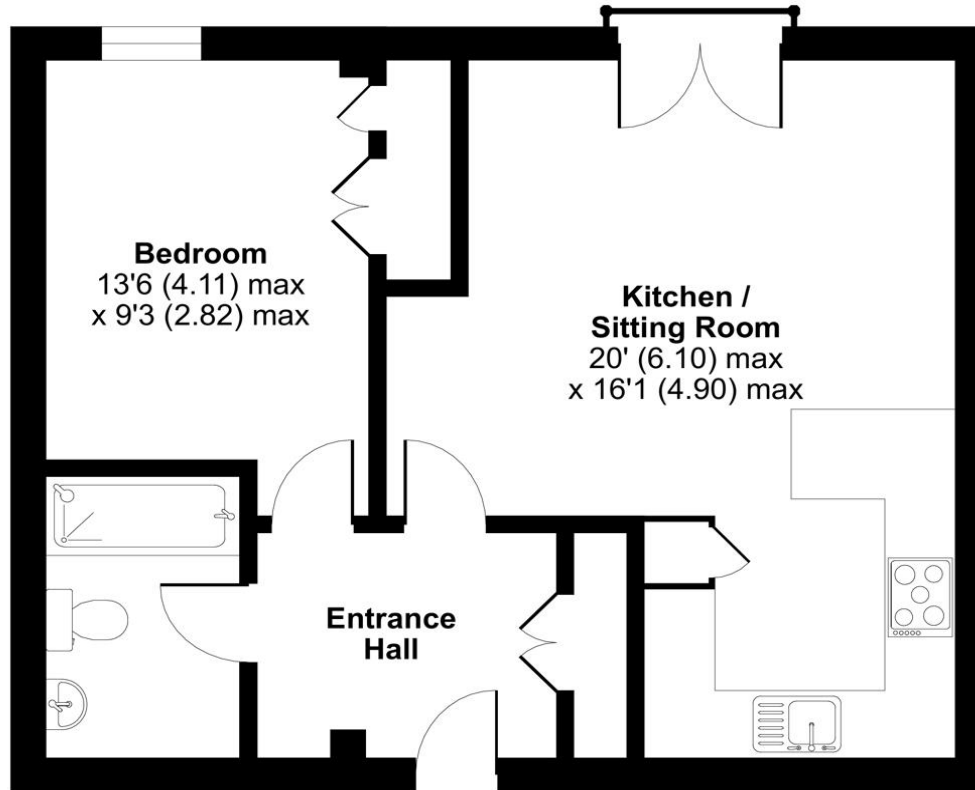
## ACCOMMODATION

This apartment provides the ideal first time buy, or investment opportunity. A well-presented 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. Positioned on the fourth floor with lift access, it has been tastefully decorated and maintained throughout. The accommodation features a modern fitted kitchen with integrated appliances and an open-plan living/dining room space with an abundance of natural light via the large windows to a Juliet balcony. The spacious double 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.



Approximate Area = 533 sq ft / 49.5 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	69	79
(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 2024. Produced for Charters Estate Agents Limited. REF: 1115886



### 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. Championship 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**

- Ideal first time buy or investment opportunity
- One bedroom apartment
- Juliet Balcony
- Modern fitted kitchen
- Offered with no chain
- Ocean Village location

#### **LOCAL AUTHORITY**

Southampton City Council

#### **GUIDE PRICE**

Asking Price £155,000

#### **TENURE**

Unexpired Years: 102

Annual Ground Rent: £150

Ground Rent Increase: TBC

Ground Rent Review Period: TBC

Annual Service: £4534

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