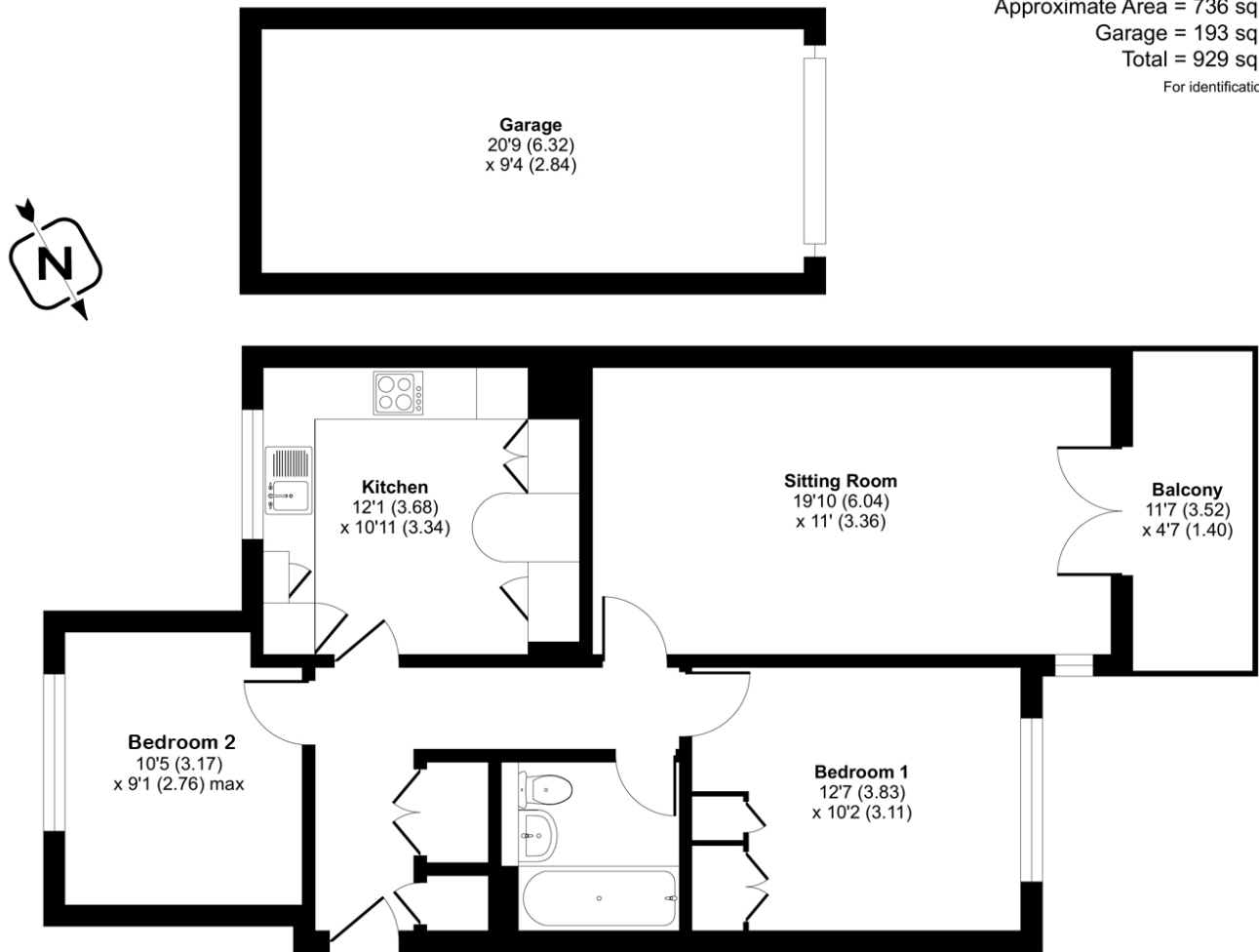






ACCOMMODATION

Located in one of Southampton's most prestigious developments, Moorhead Court offers uninterrupted views over the Ocean Village marina. This apartment is available to the market for the first time in over 30 years making it a fantastic rarity. Positioned on the second floor, the accommodation through is well-proportioned with including a spacious sitting/dining area enjoying direct west facing marina views with double doors leading out onto the private balcony. The separate kitchen breakfast has been well maintained thought out with space for a table and chairs, abundance of storage wall cupboards, drawers, integrated appliances and worktop surface space. The apartment boasts two double bedrooms, one of which benefitting from built in storage space and both being served by the traditional three-piece bathroom suite. The contemporary apartment also offers a single garage with power, an allocated parking and a 10-metre deep-water mooring.



Approximate Area = 736 sq ft / 68.3 sq m
 Garage = 193 sq ft / 17.9 sq m
 Total = 929 sq ft / 86.2 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	80
(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	

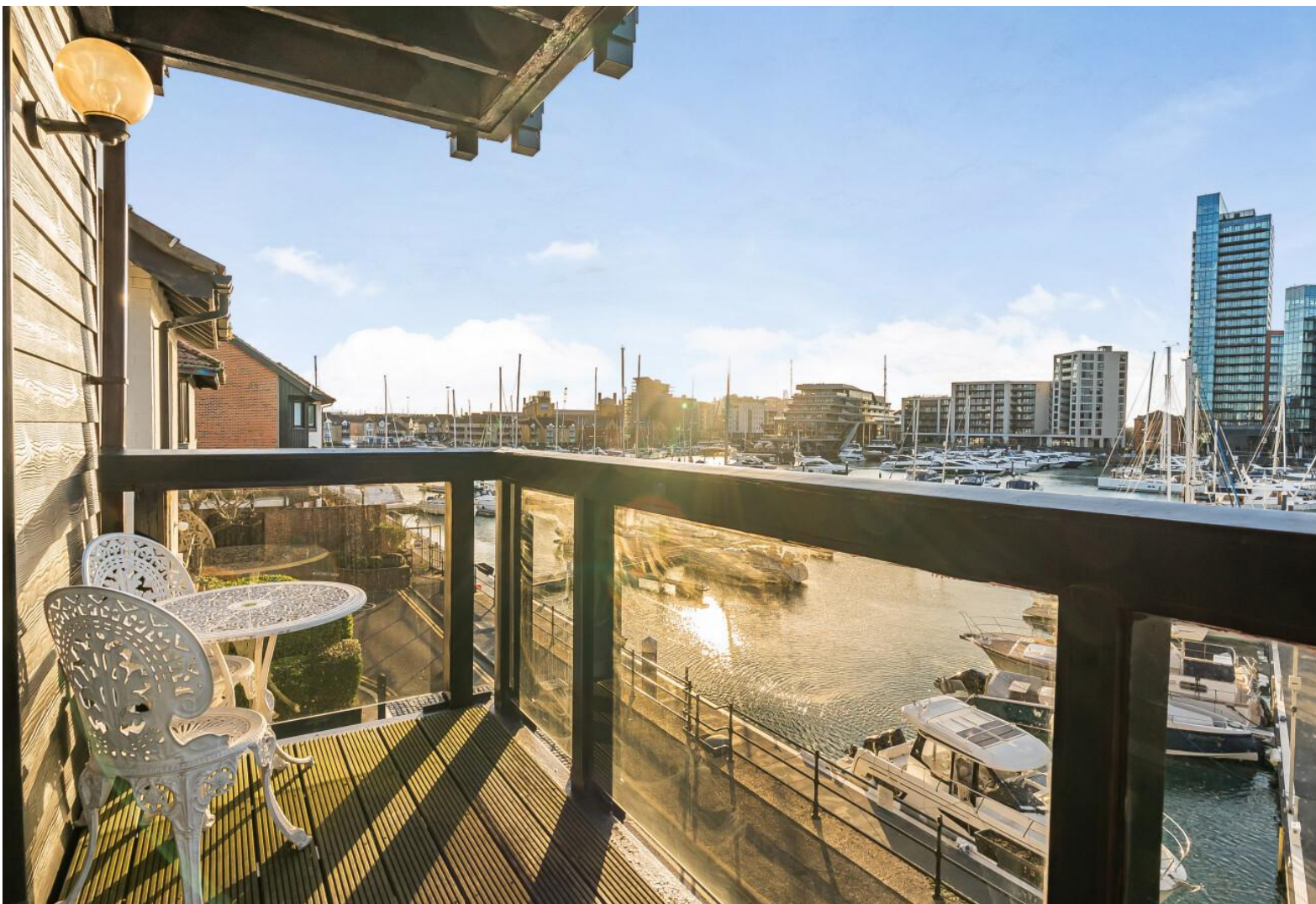


Scan the QR code to find out more information about this property.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Charters Estate Agents Limited. REF: 1244503

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

- Exclusively available to the market for the first time in over 30 years
- Second floor two bedroom apartment
- Lift and stairwell access
- One allocated parking space and single garage
- Offered to the market with no forward chain
- Ocean Village marina views
- 10 metre berth
- Private west facing balcony

LOCAL AUTHORITY

Southampton City Council
Council Tax Band E

ASKING PRICE £425,000

TENURE

Leasehold

Unexpired Years: 968

Annual Ground Rent: £1.20

Annual Berth Rent £435

Annual Building Maintenance £1,884

Annual Freehold Service Charge: £1,124

MDL Reserved Account Charge: £1601 every six months

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