



305B Alexandra Wharf Maritime Walk, Ocean Village, SO14 3QS

Guide Price £450,000

WHITE & GUARD

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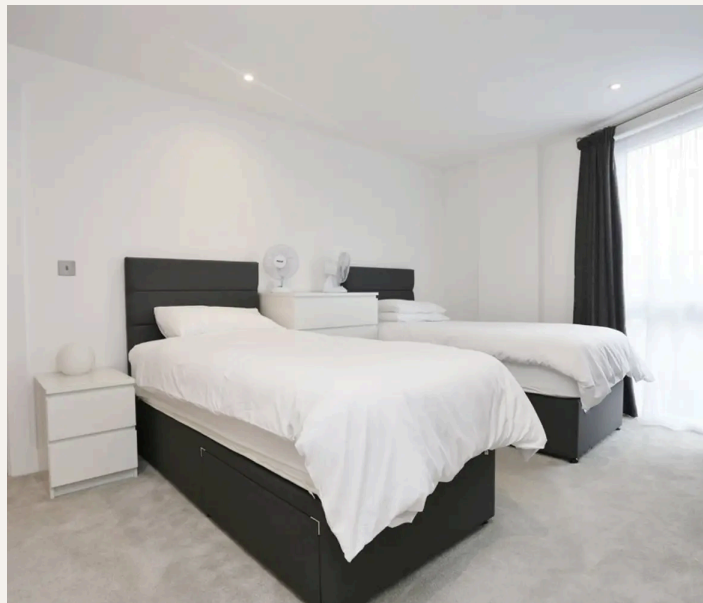
INTRODUCTION This stunning third floor apartment comes with just under 1,300sq ft of accommodation and panoramic views across Southampton's Ocean Village marina and the River Itchen.

Accommodation briefly comprises an inviting entrance hall, stunning 25ft open plan sitting room/dining area and beautiful kitchen/breakfast room, three double bedrooms (the master of which benefits from a dressing room and a beautifully appointed en-suite) with a further 'Jack & Jill' modern bathroom. Additional benefits include a good size balcony overlooking the marina, 24 hour concierge service, security entry system and gated underground parking for one car.

LOCATION The block is directly adjacent to Southampton's landmark Harbour Hotel & Spa which has transformed Ocean Village with its striking super yacht inspired design. The hotel also offers an award winning restaurant and the city's most exciting roof top destination bar - HarBar on the 6th and the Jetty Restaurant on the ground floor. A short walk away from Southampton's Oxford Street that offers a broad range of restaurants and bars, is within walking distance of its thriving town centre, close to the ferry terminal (providing direct links to the Isle of Wight) with London and all main motorway access routes also being within easy reach.

AGENTS NOTE The property is leasehold, and we are advised by the vendor that there are approx. 119 years remaining on the lease. (£350 Ground Rent per annum - reviewed every 5 years/£5,000 Service Charge per annum - reviewed annually - as advised by the vendor. Disclaimer - information has been given by the owner - please seek verification via your solicitor prior to purchase.

- Leasehold - 119 years
- EPC - Grade B
- Southampton City Council - Band E





INSIDE The block is accessed via remote control electric gates leading to an underground car park. From the main hallway, there are both stairs and a lift leading to the fifth floor with the block also benefitting from both a 24 hour concierge service and security intercom system. The front door of the property leads through to a good size inviting entrance hall which has oak flooring, spotlights and a storage cupboard. A set of double doors lead through to a useful utility cupboard which is fitted with a Caesarstone Quartz worktop with space for a washing machine under with a fitted base unit and two wall units above, along with a gas central heating boiler to the side. The heart of the property is the stunning 25ft sitting/dining and kitchen areas which are all open plan with the sitting room area benefitting from full height windows and sliding doors that lead out onto a good size balcony with glass balustrade enjoying lovely views over the marina. The sitting room has also recently been fitted with a modern wall unit that incorporates an electric flame effect fire with fitted recess for TV/home entertainment system above. The room also has spotlights and oak flooring that continues through to the dining area and kitchen/breakfast room. The kitchen has a modern matching range of high gloss wall and base units with cupboards and drawers under and Caesarstone Quartz worktops which includes a breakfast bar and seating along one side. Integrated high quality built-in appliances including a Bosch double oven, dishwasher, an electric induction hob with extractor over, fridge and freezer. The master bedroom is a good size dual aspect room with spotlights and a TV point. A door to one side leads through to a dressing room which has a range of fitted mirrored wardrobes providing hanging space and shelving, with a further door leading through to a beautifully appointed en-suite comprising a double width shower cubicle, a matching wash hand basin and WC. The room also has a heated towel rail, spotlights and is fully tiled with Ege Seramik Calacatta wall and floor tiles. Bedroom two, also a good size double room, has full height windows to the rear, TV point and a door to one side (Jack & Jill) leading through to a beautifully appointed bathroom which is fitted with a panel enclosed bath, Duravit wash hand basin and matching WC. There is also a heated towel rail, ceramic floor and wall tiles and spotlights. Bedroom three, which could also be a double room, is currently used as an office by the vendor and has a window to the rear, TV point and spotlights.

OUTSIDE The balcony has been fitted with an Ecodek composite decking in pebble grey, has glass balustrade that makes the most of the wonderful views across the marina.

SERVICES

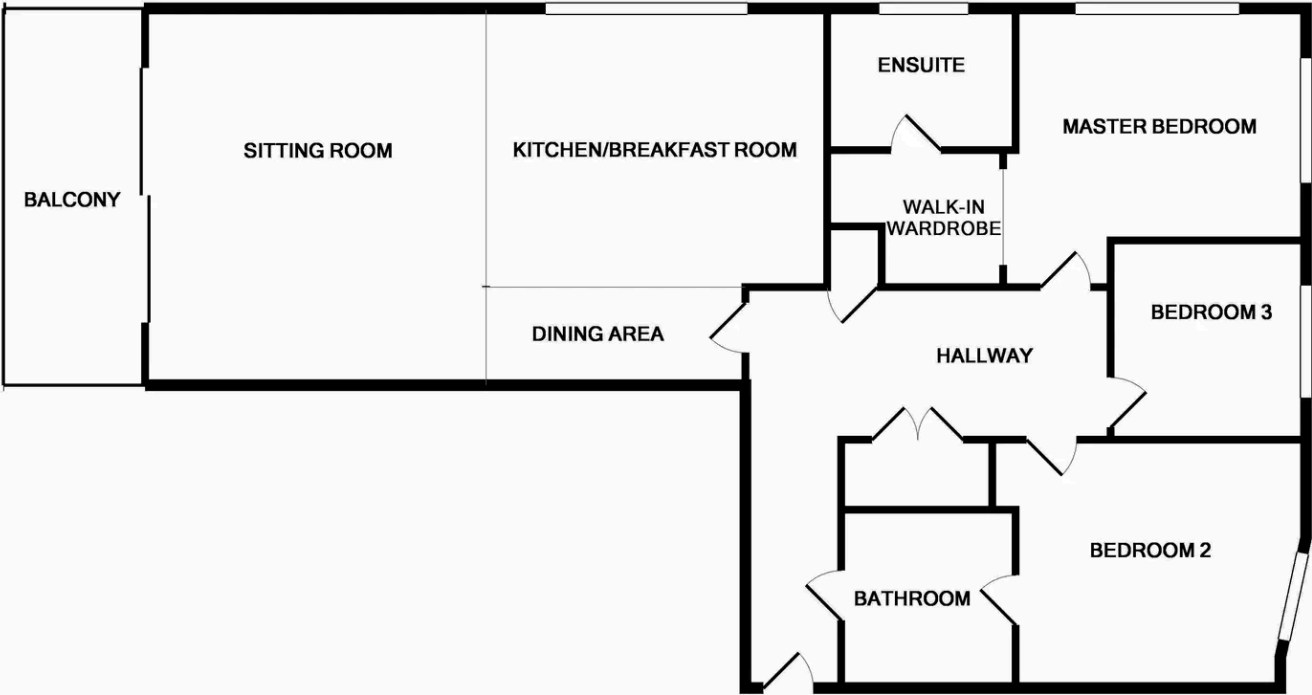
Gas, electricity, water and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

BROADBAND

Ultrafast Fibre Broadband is available with download speeds of up to 1800 Mbps and upload speeds of up to 120 Mbps. Information has been provided by the Openreach website.

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Disclaimer
These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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