

HUNTERS[®]

HERE TO GET *you* THERE



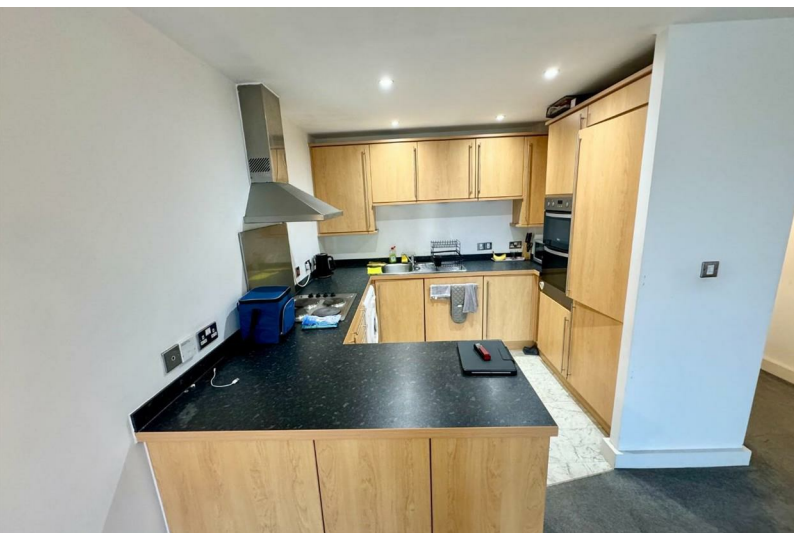
1 Ocean Way

Southampton, SO14 3AG

Offers In Excess Of £190,000



Council Tax: D



Flat 4, Ranger Court 1 Ocean Way

Southampton, SO14 3AG

Offers In Excess Of £190,000



Communal Entrance

Communal front door with security entry system leading to communal hallway with stairs and lift to all floors

Entrance Hallway

Front door with video entry phone, recessed spotlighting, built in cupboard housing hot water cylinder, fitted carpet, doors to;

Open Plan Living Space

Electric heater, electric storage heater, fitted carpet, telephone and TV point, double glazed double door with Juliette balcony open plan to;

Kitchen Area

Fitted with a range of eye and base level units providing cupboard and drawer storage, stainless steel sink and drainer unit with mixer tap over, integrated fridge / freezer, integrated washing machine and dishwasher, built in electric double oven, built in four ring electric hob with extractor fan over, recessed spot lighting, vinyl flooring.

Master Bedroom

Double glazed window to rear aspect, fitted double wardrobe, electric heater, fitted carpet, door to:

En Suite Shower Room

Fitted with a three piece white suite comprising, tiled shower enclosure with electric shower and folding glass door, pedestal wash hand basin and low level WC. Recessed spot lighting, shaver point, heated towel radiator, extractor fan, tiling to principle areas, vinyl flooring.

Bedroom 2

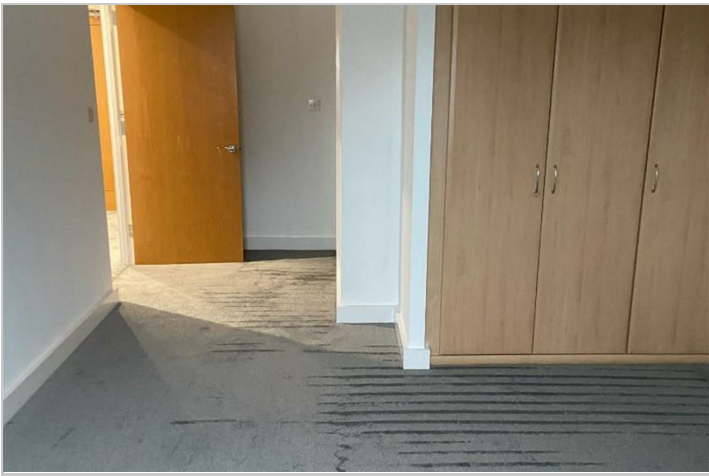
Double glazed window to rear aspect, electric heater, fitted carpet.

Bathroom

Fitted with a three piece white suite comprising, panel enclosed bath with shower attachment over and glass screen, pedestal wash hand basin and low level WC. Recessed spotlighting, tiling to principle areas, heated towel radiator, extractor fan, shaver point, vinyl flooring.

Parking

Parking permits are available to purchase for approx. £2,954.25 inc VAT per annum.



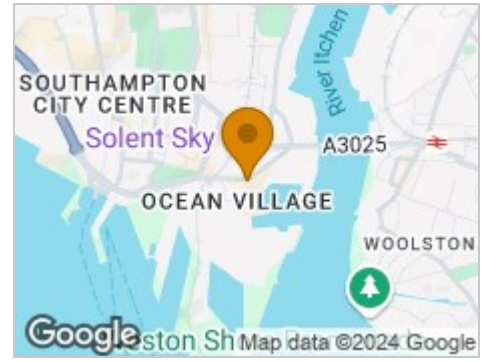
Road Map



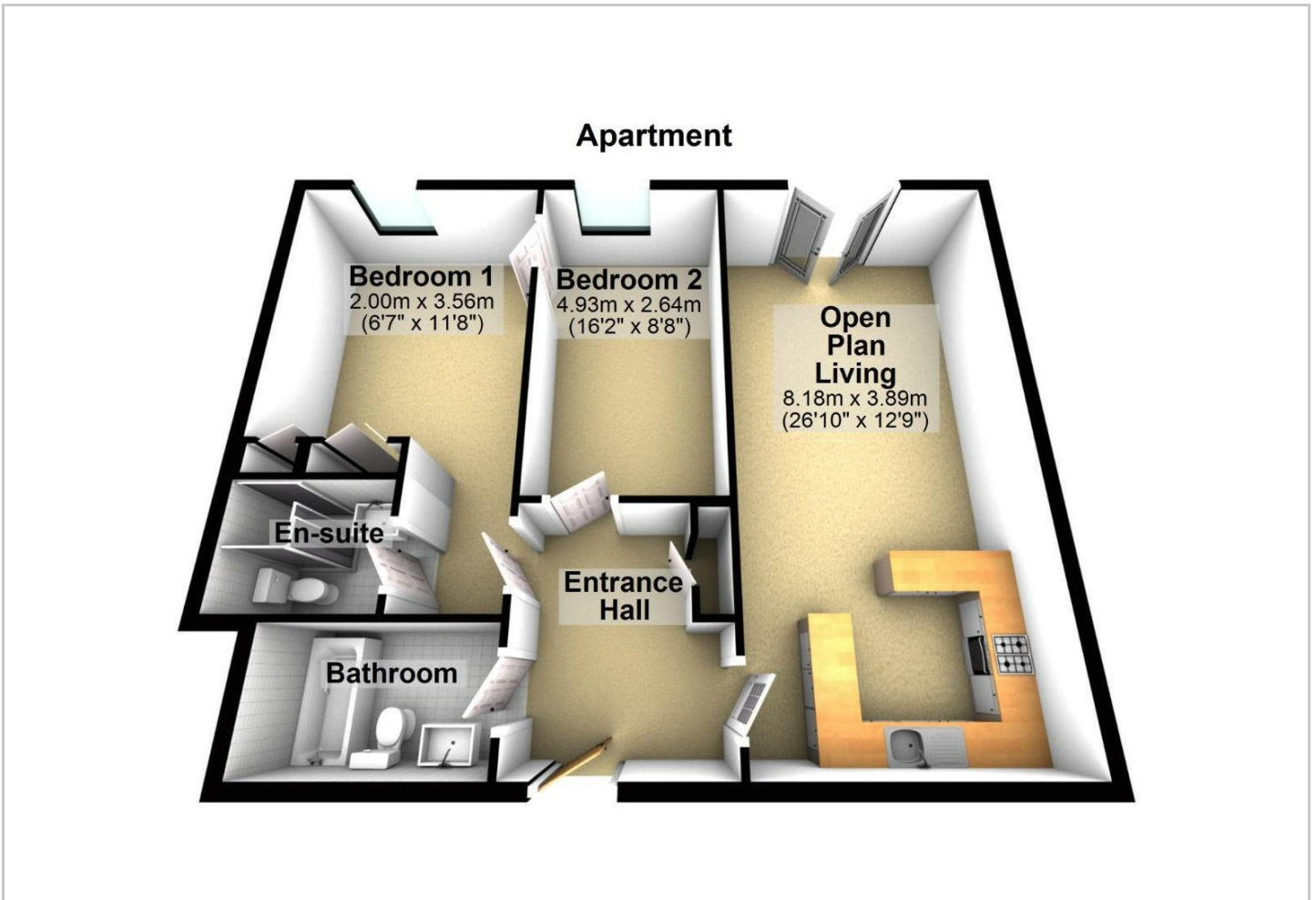
Hybrid Map



Terrain Map



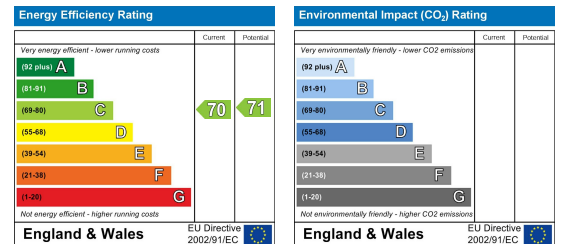
Floor Plan



Viewing

Please contact our Hunters Netley Abbey Office on 023 8045 8054 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.