



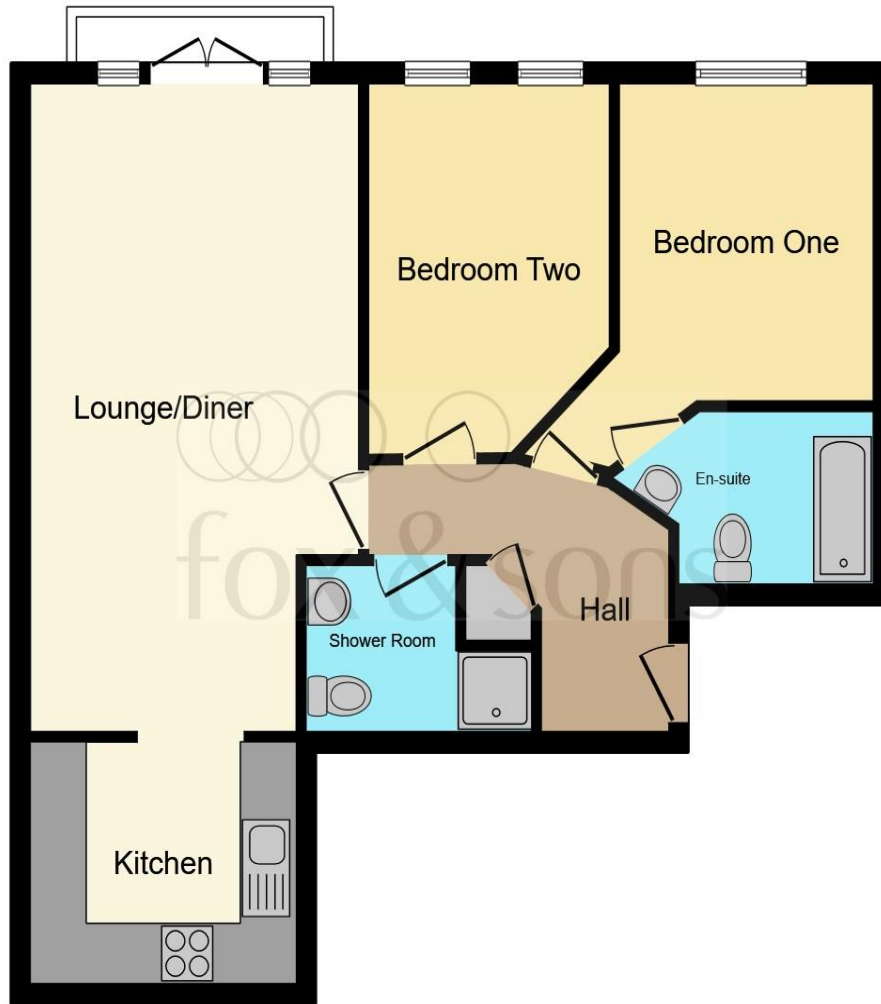
Oceana Boulevard, Orchard Place, Southampton SO14 3HW

welcome to

Oceana Boulevard Orchard Place, Southampton

"CASH BUYERS ONLY". Fox and sons have pleasure in offering for sale this two double bedroom, two bathroom apartment in the iconic building, Oceana Boulevard, situated in the popular residential location of Southampton City Centre. Viewing is absolutely essential to appreciate what's on offer.





Entrance

Lift To All Floors

Entrance

Hallway

Lounge/diner

22' 11" x 10' 11" (6.99m x 3.33m)

Private Balcony

Kitchen

7' x 7' 10" (2.13m x 2.39m)

Master Bedroom

11' 4" x 8' 2" (3.45m x 2.49m)

En-Suite

Bedroom Two

11' 7" x 7' 11" (3.53m x 2.41m)

Bathroom

6' 2" x 4' 8" (1.88m x 1.42m)

Under Croft Parking

Additional Information

Leasehold - 136 years remaining

Service Charge - £2800 pa

Ground Rent - £250 pa

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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- Two Double Bedrooms
- Lounge/Diner
- Under Croft Parking

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jul 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£160,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/SOU116000



Property Ref:
SOU116000 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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