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# The Moresby Tower, Admirals Quay Ocean Way, Ocean Village, Southampton

Asking Price £250,000



A well-presented apartment, located on the 3rd floor of the iconic Morseby Tower, in the sought-after development of Ocean Village. This ideal property benefits from two double bedrooms with en-suite facilities to the primary bedroom, and an array of other features that include underfloor heating, concierge service, a modern kitchen and a private balcony.

The property is being sold with tenants in situ until October 2023.

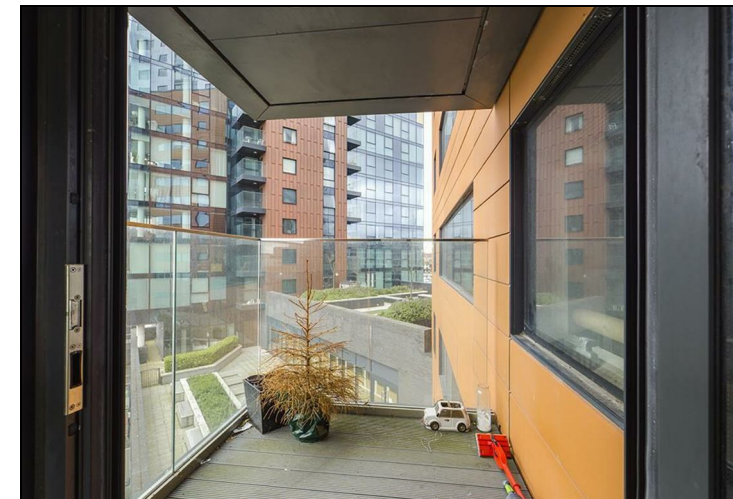
This property also comes with an allocated parking space in secure parking in the building, and is offered with no onward chain. Suitable for cash buyers only.

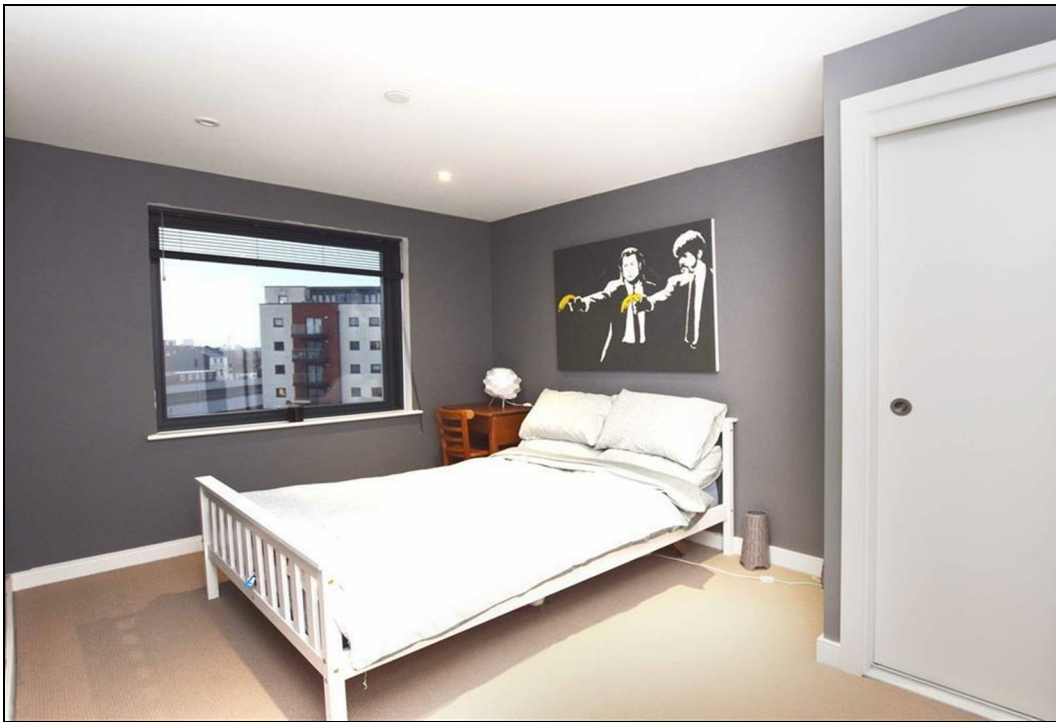
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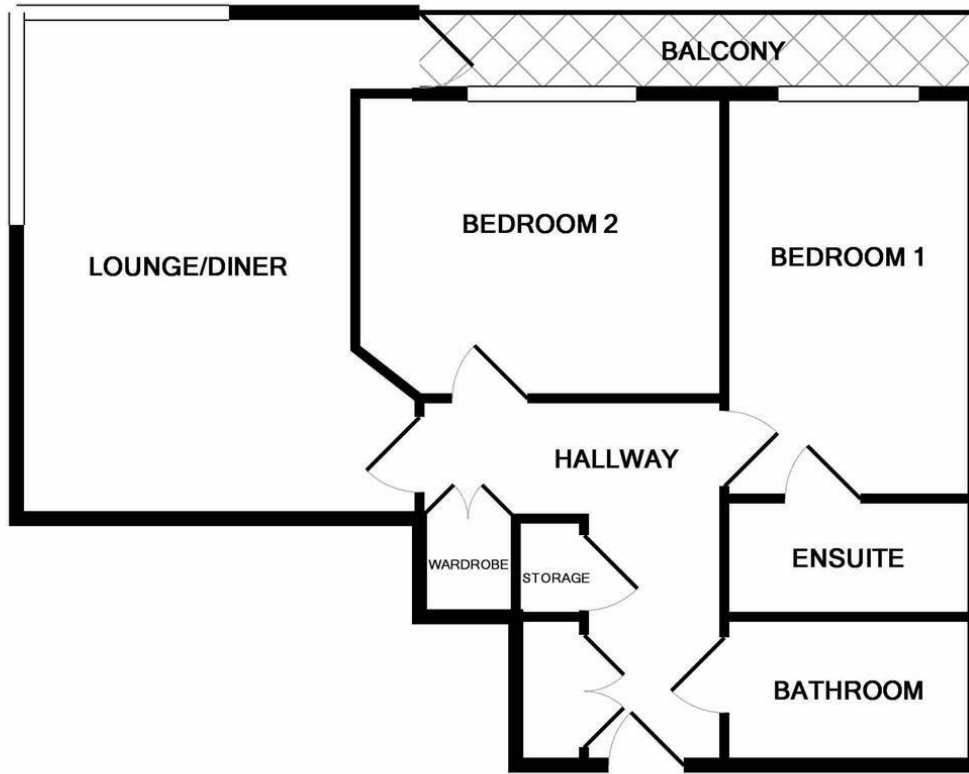


## KEY FEATURES

- Waterside property
    - Two bedroom
    - Two bathroom
  - Secure allocated parking
    - Balcony
    - Concierge
  - Cash buyers only
  - Underfloor heating
  - No onward chain
- Tenants in situ until October 2023



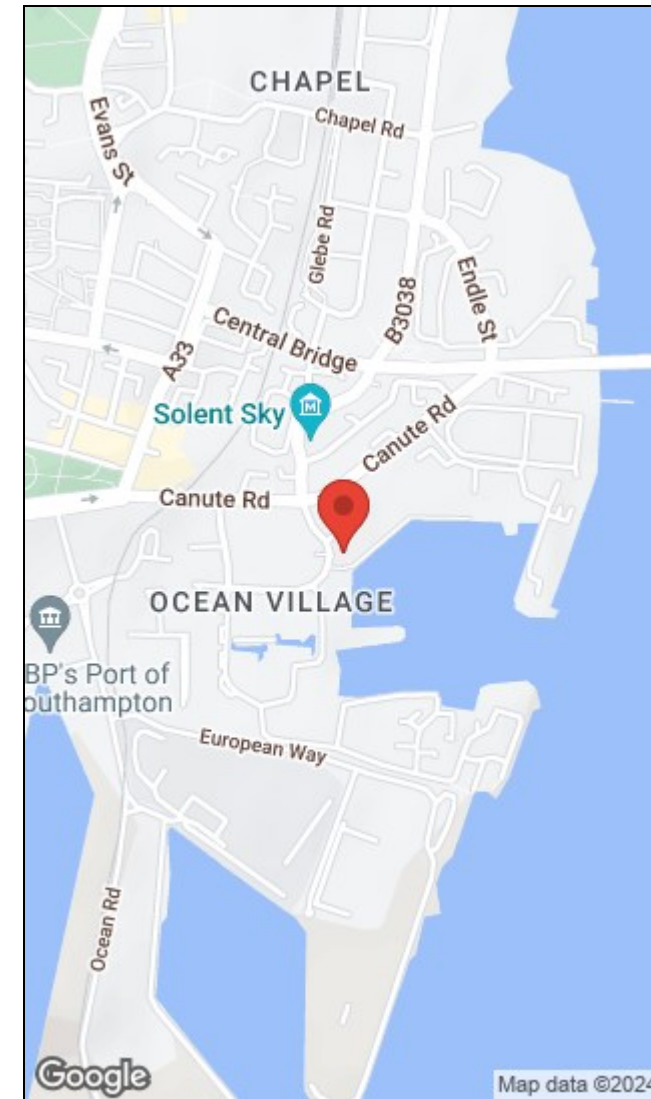




TOTAL APPROX. FLOOR AREA 603 SQ.FT. (56.0 SQ.M.)

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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs (92 plus) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>83</b>	<b>83</b>		
EU Directive 2002/91/EC			EU Directive 2002/91/EC
England & Wales			England & Wales

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