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HERE TO GET *you* THERE

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# The Blake Building, Ocean Village, Southampton

£300,000

**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

We are delighted to offer this two bedroom apartment in the popular Admirals Quay, Ocean Village. This bright and airy apartment benefits from open plan living accommodation, marina views, south east facing balcony, modern fittings, fitted appliances, allocated parking and under floor heating. The development offers a range of features including concierge service, communal gardens and a gym.

Tenant in situ until August 2024 at £1,800pcm.

## Material Information

Tenure Type; Leasehold

Leasehold Years remaining on lease; 117 years

Leasehold Annual Service Charge Amount; £2933.70

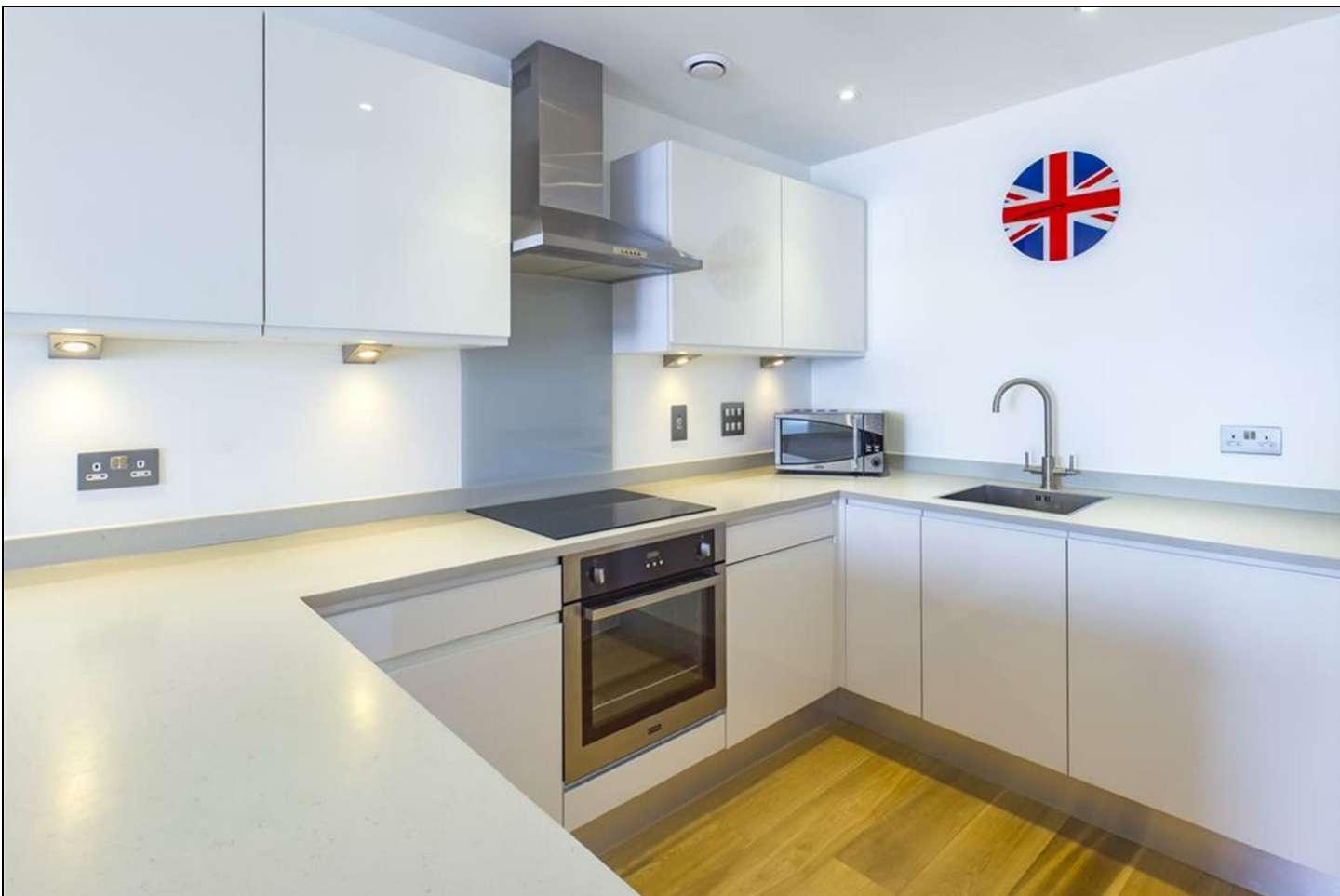
Leasehold Ground Rent Amount; £200

Council Tax Banding; C

EWS1: B2 rating

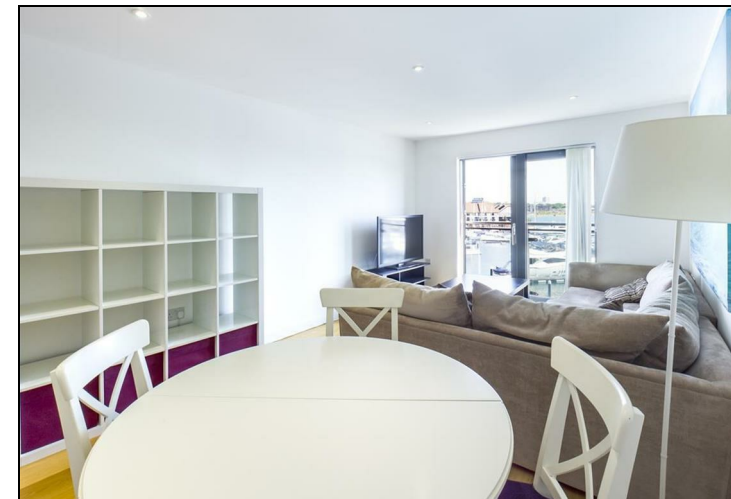
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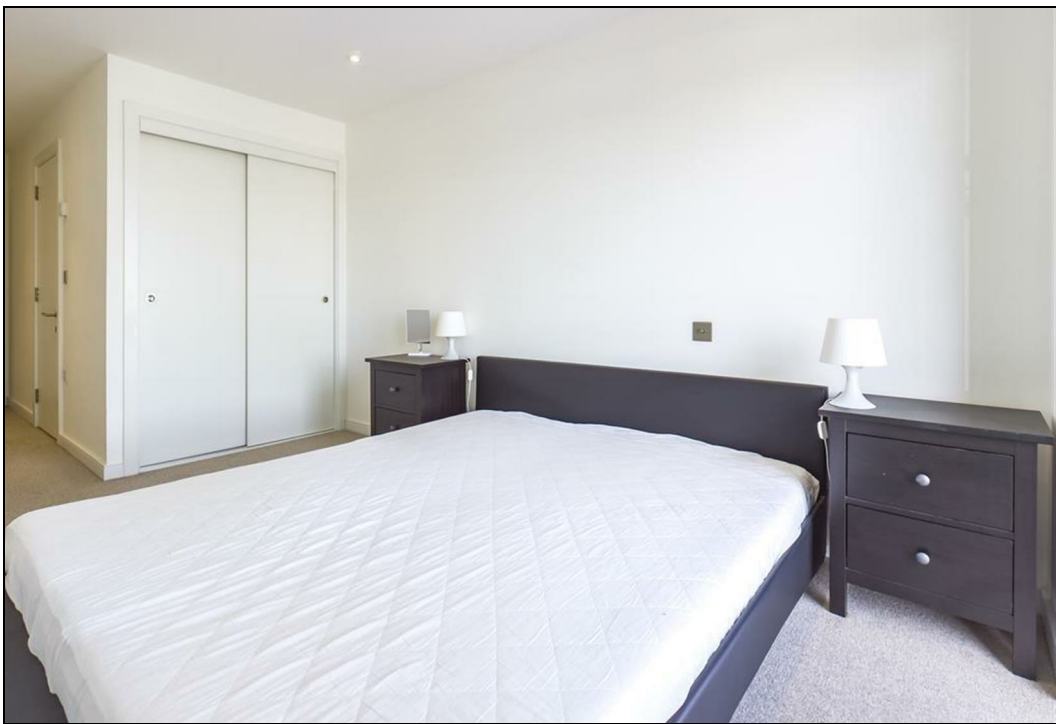


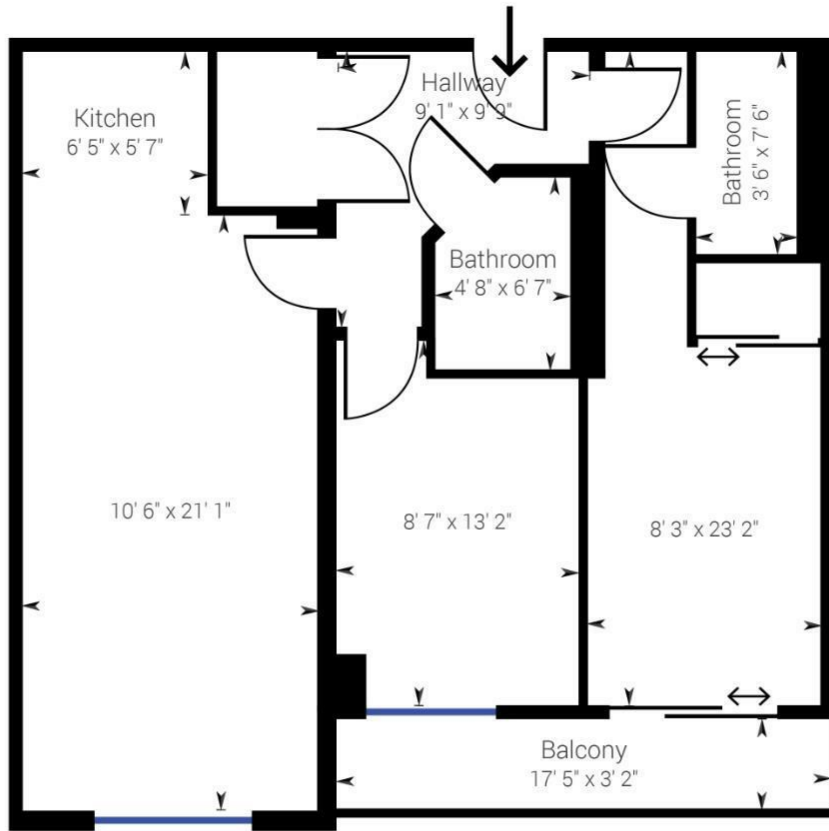


## KEY FEATURES

- DIRECT MARINA VIEWS
- SOUTH EAST FACING BALCONY
- TWO DOUBLE BEDROOMS
- ENSUITE SHOWER ROOM
- ALLOCATED PARKING
  - RESIDENTS GYM
- WATERSIDE PROPERTY
- NO ONWARD CHAIN
- 24 HOUR CONCIERGE SERVICE
  - EPC: B

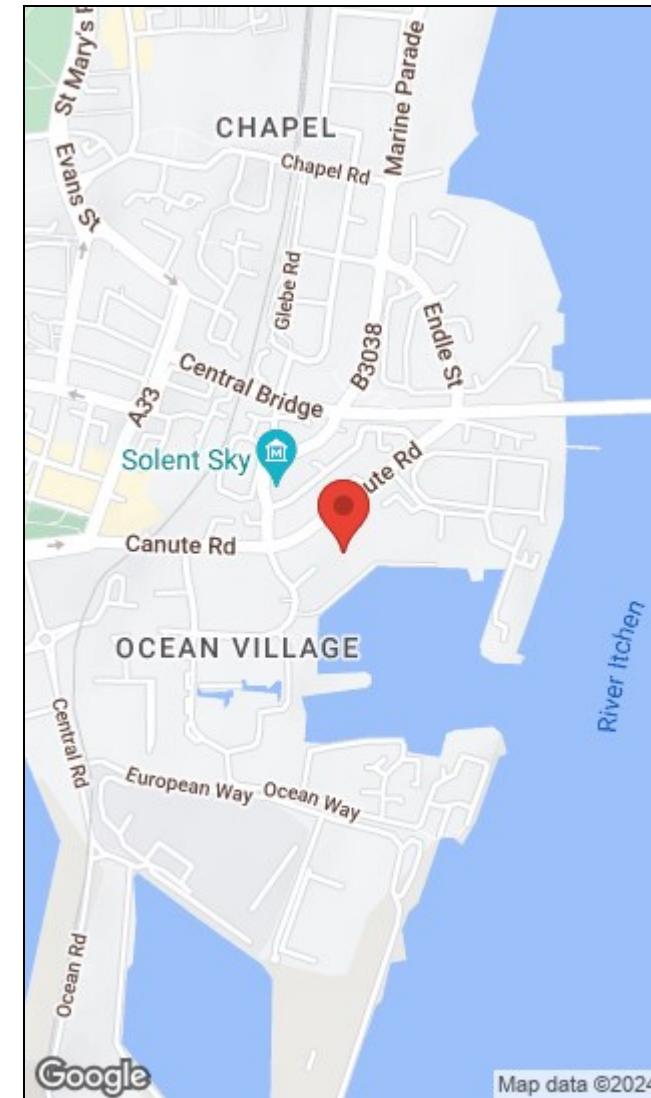






Approximate net internal area: 648.60 ft<sup>2</sup> (706.42 ft<sup>2</sup>)  
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(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>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>84</b>	<b>84</b>
			<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

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