



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE



# Moorhead Court, Ocean Village, SO14

Guide Price £285,000

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10 metre berth for sale with an exceptional one-bedroom apartment with private patio.

In one of Southampton's most prestigious and sought after developments “Moorhead Court”, where we are delighted to be able to present a superb one bedroom apartment with views over the River Itchen. The accommodation comprises kitchen, living space, double bedroom, bathroom and a private patio with direct access to river towpath. The property also benefits from allocated parking, gas central heating, on site 24/7 security and secure block entry.

Situated in popular Ocean Village Marina, the property enjoys convenient access to both the nearby Oxford Street and the centre of Southampton with its abundance of facilities and amenities that include shops, restaurants, bars and cinemas. There is also easy access to the M27 and M3. Southampton Central and Southampton Parkway railway stations provide a fast and convenient route to both London Waterloo and the New Forest. Southampton Airport is just 4.6 miles away approx. The city parks are also found close by that provide excellent recreational space.

Leasehold: 960 Years Remaining Approx.

Block Service Charges: £1,120 Per Annum Approx.

Estate Service Charges : £2,200 Per Annum Approx.

Ground Rent: Peppercorn at £1.20 Per Annum

Council Tax Band: 'F'

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## KEY FEATURES

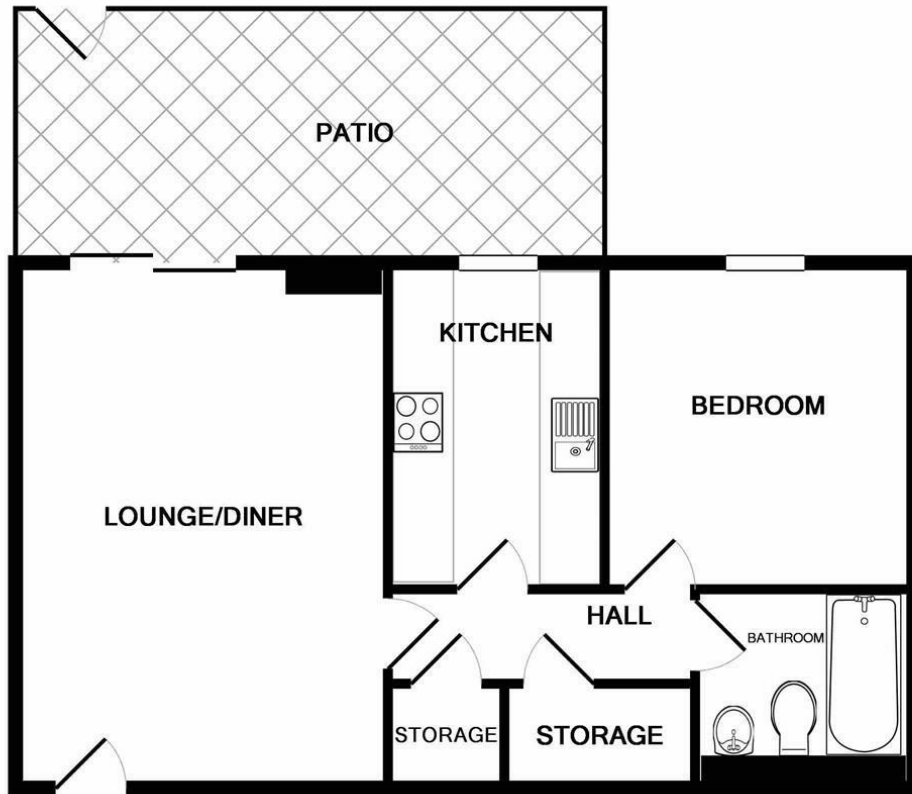
- 10 METRE MOORING
- ONE BEDROOM APARTMENT
- FANTASTIC RIVER VIEW
  - PRIVATE PATIO
- DIRECT ACCESS TO RIVER TOWPATH
  - FITTED KITCHEN
  - MODERN BATHROOM
  - ALLOCATED PARKING
  - GAS CENTRAL HEATING
  - SECURE BLOCK ENTRY



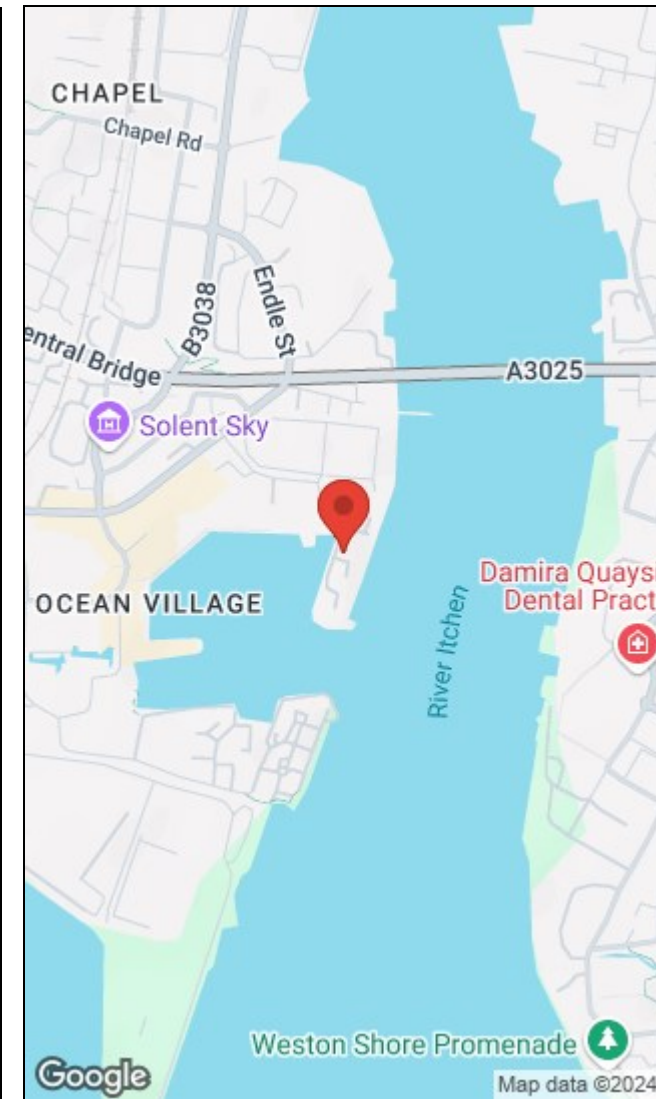








Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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			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
		76	80
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

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