



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

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# Sundowner, Channel Way, Southampton

Guide Price £385,000

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

An exceptional chance to embrace a refined marina lifestyle in one of Southampton's most sought-after locations. This superb south facing two-bedroom apartment is located in the stunning and sought-after Ocean Village offering a spacious living experience. The property has two ample double bedrooms both each with an ensuite, as well as a guest cloakroom. The master bedroom benefits from a dressing area, fitted wardrobes and a private terrace, second bedroom also has fitted wardrobes. The reception room is large enough for a dining area with the modern open plan lay out which encompasses a modern fully fitted kitchen, all complemented in light with the double sliding doors onto the south facing balcony, which offers exceptional views over the Marina. The property also benefits from a concierge and allocated underground secure parking. We do recommend an early booking to view this splendid apartment.

Ocean Village Marina offers a relaxed atmosphere and something for everyone; bars, restaurants, cinema and activity centre.

Your scenic balcony view takes in the sailing craft and boats leaving and returning to their moorings from many areas around the marina, follow the Titanic trail of history or enjoy a shopping trip to the bustling city centre. Ocean Village offers local restaurants and bars, with a short stroll (0.5 miles) to the more lively Oxford Street.

EWS1 : B2 Rating (works commenced in October 2023), mortgages are subject to underwriters discretion.

SERVICE CHARGE: £3,315.77 PA approx.

GROUND RENT: £125 PA

LEASE YEARS: 106 Approx.

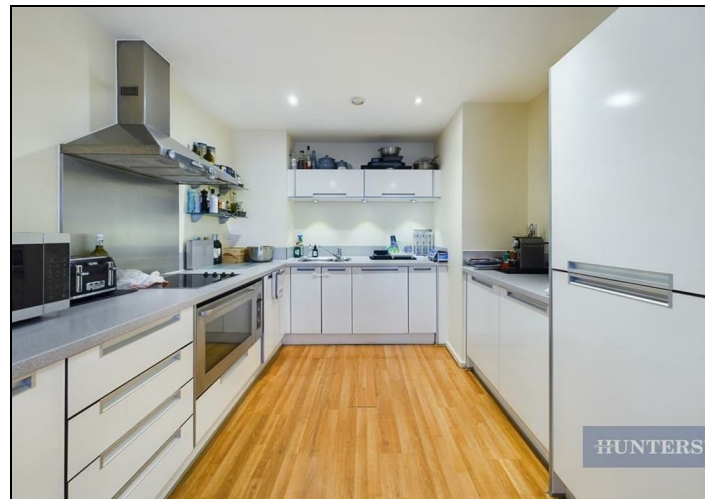
COUNCIL TAX BAND 'D'

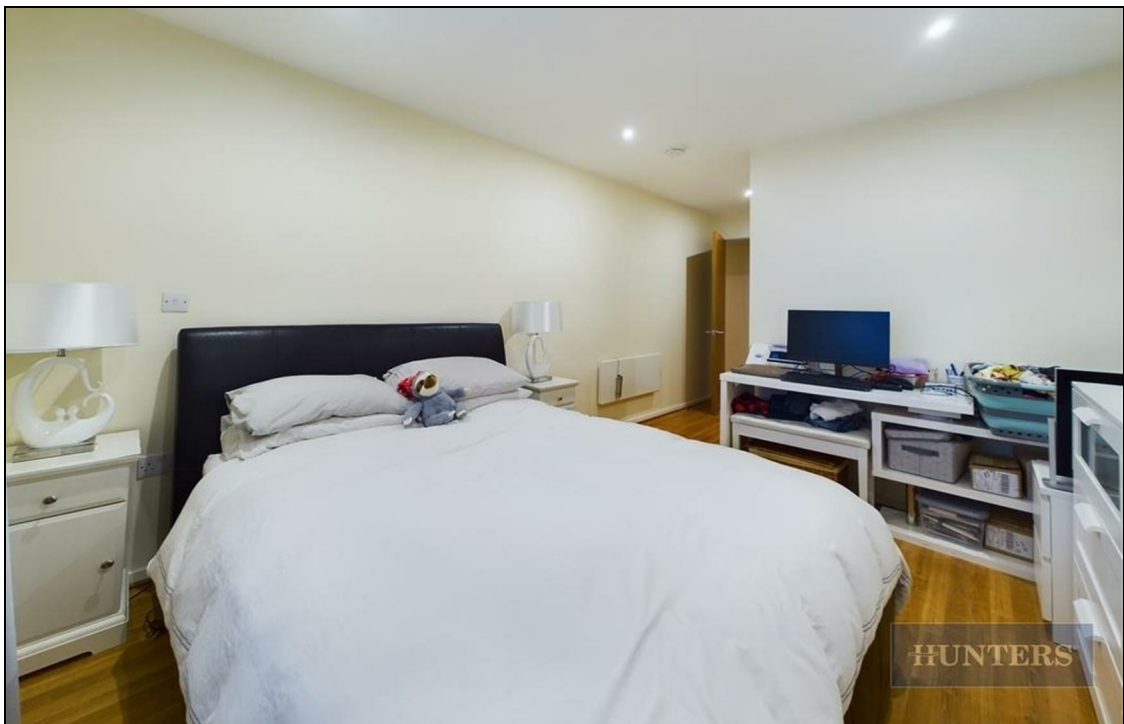
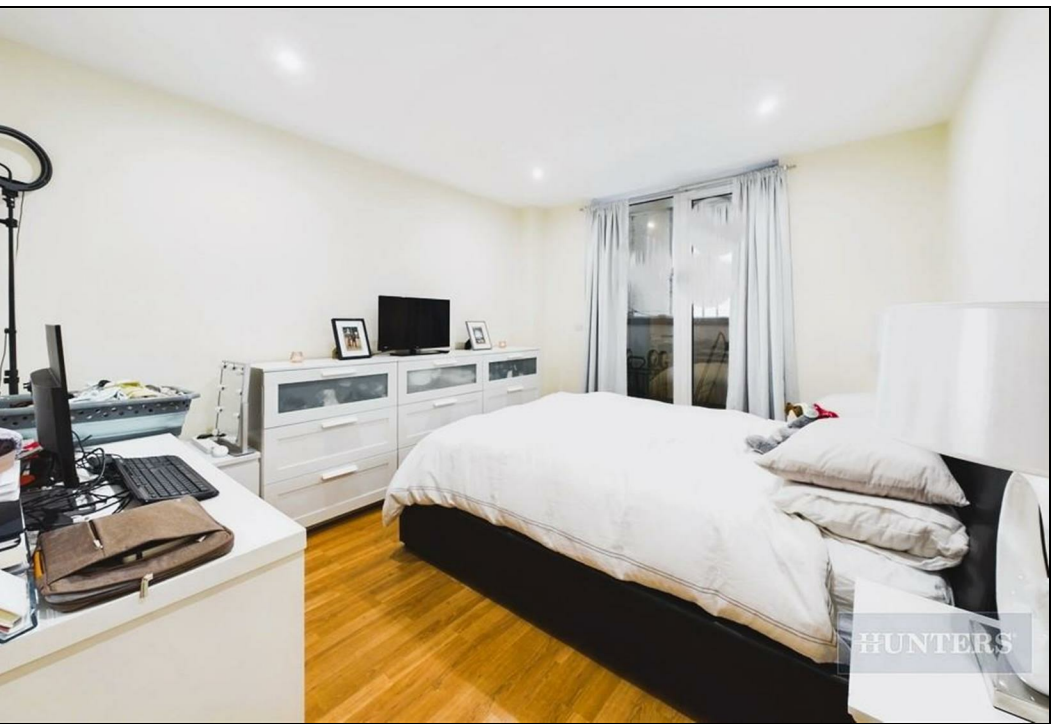
35 Bedford Place, Southampton, Hampshire, SO15 2DG | 02380 987720  
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## KEY FEATURES

- Direct Marina Views
- South facing Balcony
- Spacious Living Room
  - Modern Kitchen
  - Two Bedrooms
- Both Bedrooms with own En-Suite Bathroom
  - Guest Cloakroom
- Ample Storage cupboards
- Secured Parking Space







Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	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>England &amp; Wales</b>	EU Directive 2002/91/EC

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