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HERE TO GET *you* THERE

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Alexandra Wharf, 1 Maritime Walk, Ocean Village, SO14

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Guide Price £580,000

EWS1 CERTIFICATE IN PLACE

This exquisite duplex apartment with over 1,340 sq.ft. offers all-encompassing marina views. Early viewing is certainly recommended for this much sought after property.

Situated in one of the most desirable developments within the popular Ocean Village is this luxury residence which occupies the 6th & 7th floor of this impressive building and comes with two superb private balconies and the delightful marina views. This is without a doubt an exciting opportunity that will appeal to the discerning purchaser seeking a prestigious home of the highest calibre which is being offered with no forward chain.

The spacious open plan living area has direct views over the marina from the large windows and is excellent for entertaining family & friends. The stylish and luxurious fully fitted kitchen boasts a breakfast bar with all units in neutral colour and easy to clean surfaces.

The principle double bedroom is served with a walk-through wardrobe and an en-suite Jack & Jill shower room, whilst the second double bedroom benefits from an en-suite bathroom.

A secure under croft parking space is provided, a concierge also adds a touch of class and security to this stylish development.

Alexandra Wharf is located in the heart of Ocean Village and 0.8 miles from the city centre which offers an array of amenities some of which include: local convenience stores, restaurants, beauty salon, public house, harbour lights picture house and the renowned five star harbour hotel and spa with a Jetty Restaurant and luxurious rooftop Champagne Bar.

Lease : 144 Years Remaining Approx.

Service Charge : £3,800Per Annum Approx.

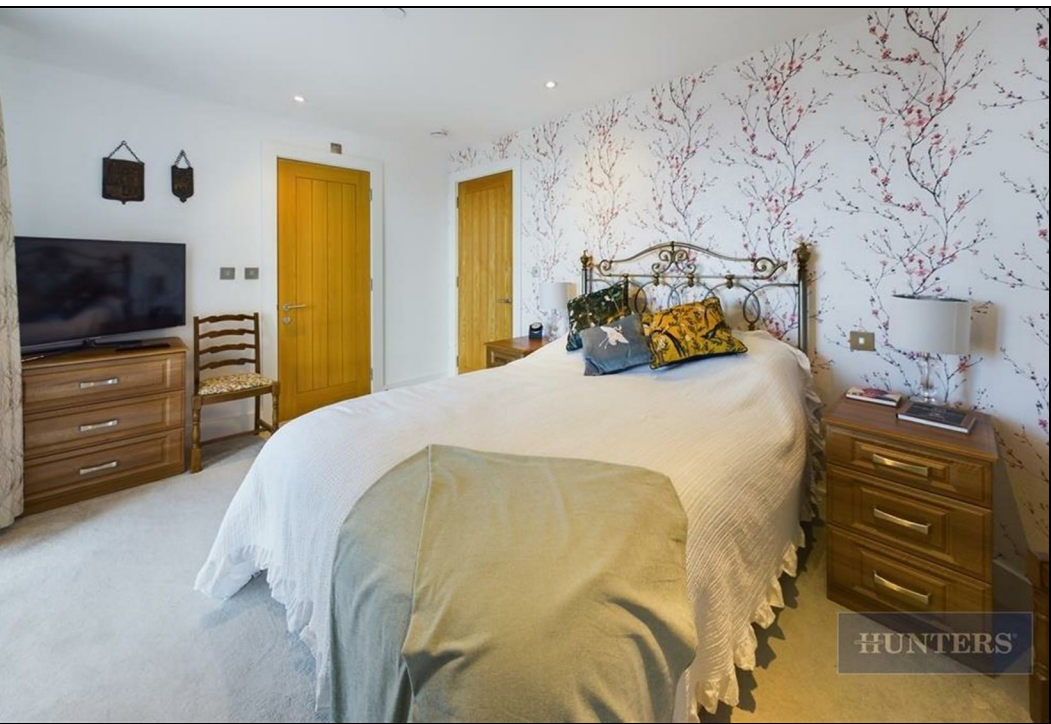
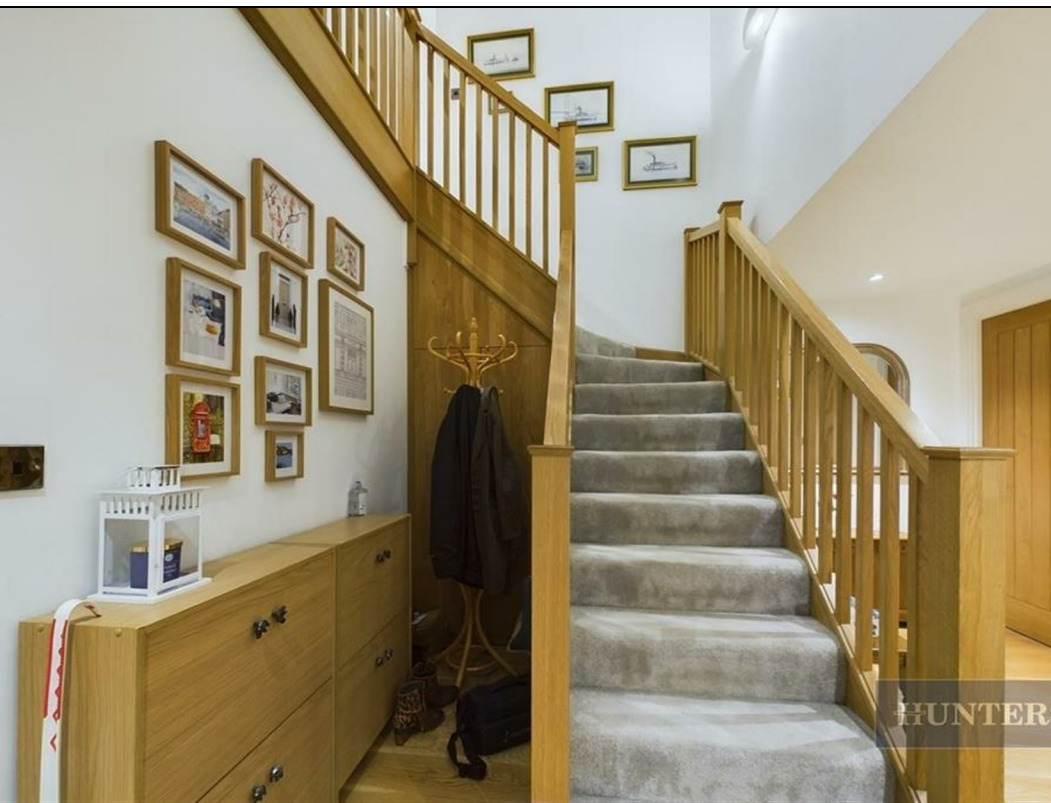
Ground Rent: £200

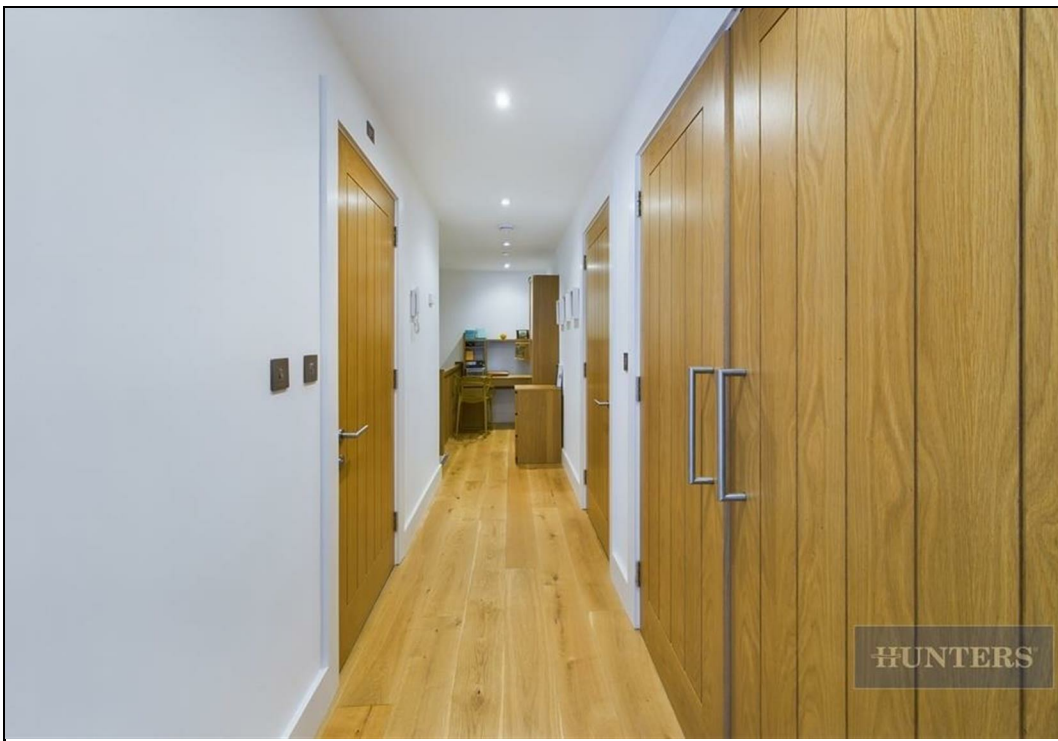
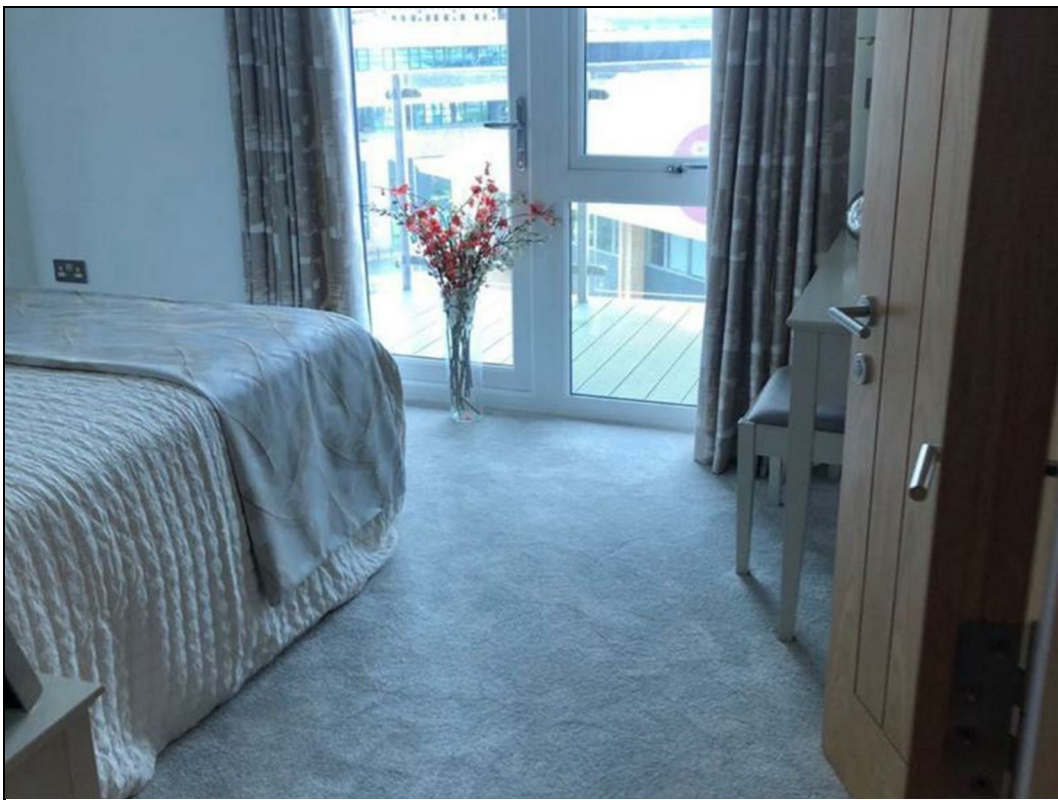
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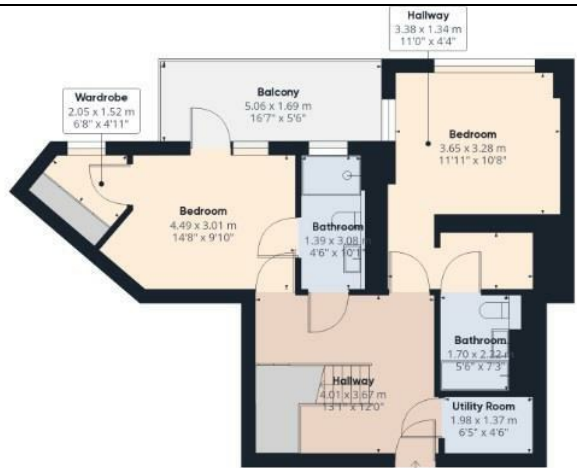
KEY FEATURES

- An Exquisite Duplex Apartment
- Open Plan Living with Luxurious Fitted Kitchen
 - Superb Marina Views
 - Two Double Bedroom
- Both Bedrooms with an En-Suite Bathroom
 - Guest Cloakroom
 - Utility Room
 - Ample Storage
- Secure Under Croft Parking Space
- Concierge Reception









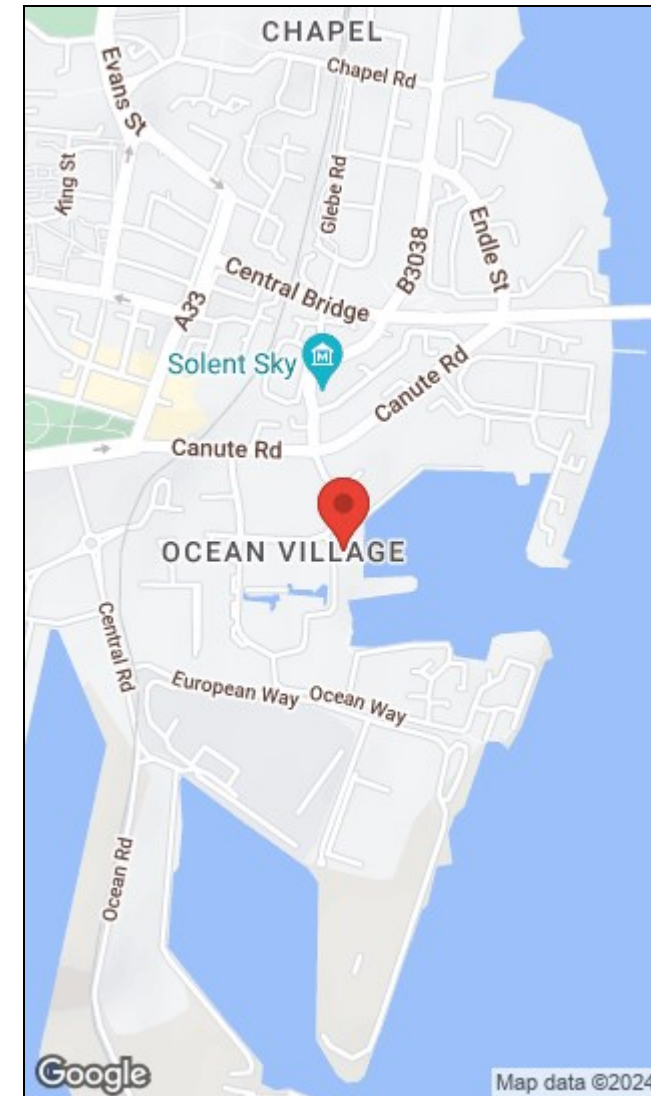
Floor 6



Floor 7

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Approximate total areaTM
125 Sq.M2
1,345 SQ.Ft



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
85	85
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	

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