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Pacific Close, Southampton, SO14

Offers In Excess Of £250,000

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VIEWING RECOMMENDED - A viewing is certainly advised to appreciate this apartment and the scope it offers, both in terms of a lovely home or an excellent rental investment.

This two-bedroom maritime apartment benefits from partial views of Southampton water. The lounge offers a semi open-plan living space with balcony. Both bedrooms are of a good size with the master having an en-suite shower room. The main family bathroom comprises of a three-piece suite.

The property is in need of some internal upgrading and benefits from gas central heating and double glazing. Further, this property is offered with a large garage (7m X 2.6m), driveway and two visitors parking permits.

Pacific Close is positioned along the entrance of the Marina and the River Itchen offering the best of both worlds. Situated just 1.1 miles from a vibrant city centre and 500m from Ocean Village marina, which offers an array of amenities close by some of which include brasseries, beauty salon, Harbour Lights cinema, convenience stores and the well-respected five-star Southampton Harbour Hotel and Spa.

Lease Term Remaining: 989 Years Approx

Service Charge: For 2023 was £1308.20 paid each 6 months (£2616.40 in total per annum).

Ground Rent: £85 per annum

Council Tax Band : 'D'

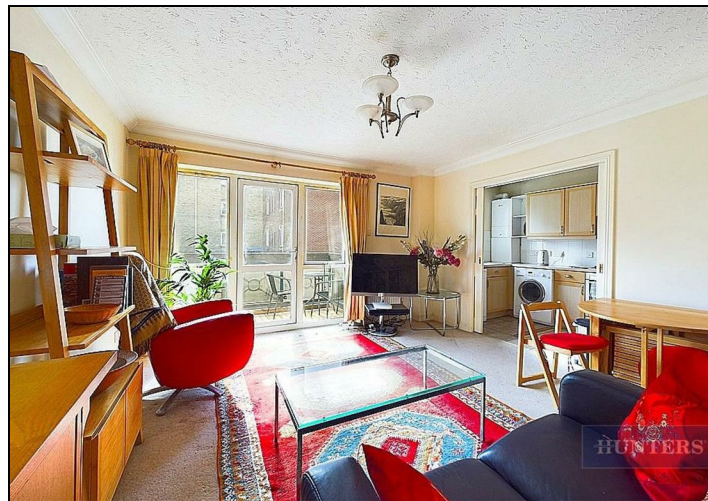
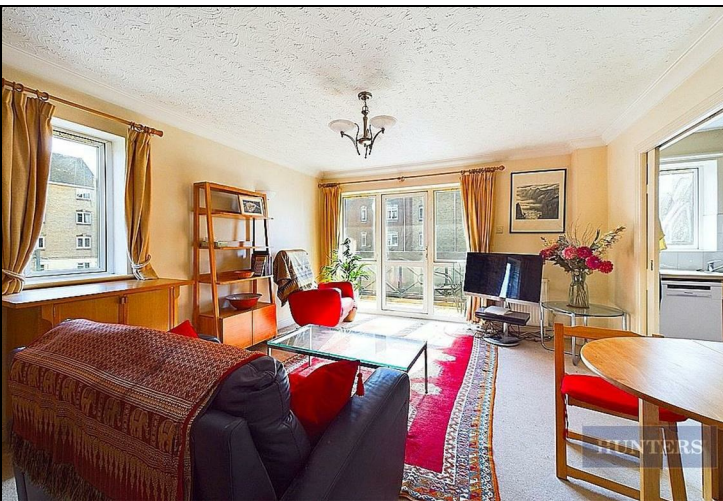
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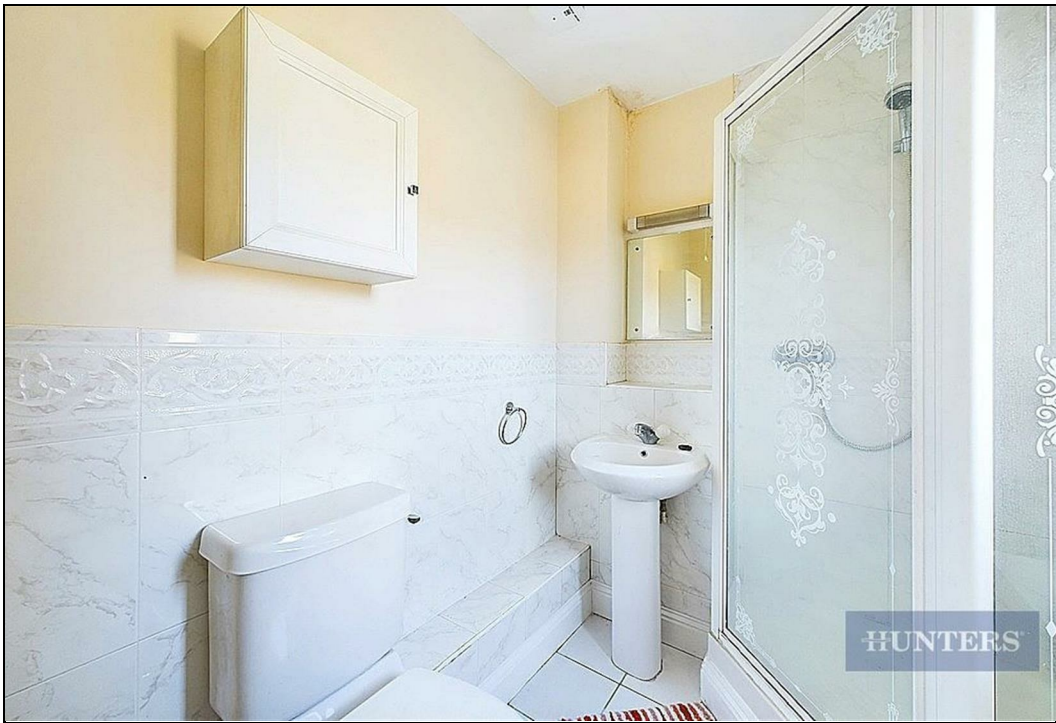
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KEY FEATURES

- TWO BEDROOM
- RECEPTION ROOM
 - BALCONY
 - KITCHEN
- TWO BATHROOMS
- GARAGE 7M X 2.6M and DRIVEWAY
- 2 X VISITORS PARKING PERMITS
- PARTIAL VIEWS OF SOUTHAMPTON WATER
- AMPLE STORAGE SPACE
- NO ONWARD CHAIN





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Approximate total area⁽¹⁾
65.22 m²
702.00 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-----------|--|---|
| | Current | Potential | |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions |
| (92 plus) A | | | (92 plus) A |
| (81-91) B | | | (81-91) B |
| (69-80) C | | | (69-80) C |
| (55-68) D | | | (55-68) D |
| (39-54) E | | | (39-54) E |
| (21-38) F | | | (21-38) F |
| (1-20) G | | | (1-20) G |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions |
| 76 | 76 | | |
| EU Directive 2002/91/EC | | | EU Directive 2002/91/EC |
| England & Wales | | | England & Wales |

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