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HUNTERS<sup>®</sup>

# Asturias Way, Ocean Village, SO14



## Offers In Excess Of £375,000

This unique three bedroom maritime penthouse apartment occupies the whole of the fourth floor and has just been totally renovated to a very high standard. It is situated in Ocean Village and has views over Ocean Village Marina, Southampton Water, the River Itchen and the manicured gated communal gardens.

With stunning views from every room and well over 1000 square feet of living accommodation, viewing of this luxury apartment is highly recommended to fully appreciate all aspects of this unique penthouse.

Entering into this sumptuous and light penthouse apartment you are immediately welcomed into a generously sized entrance hall. The 440sq ft contemporary open plan lounge, dining room & kitchen is the main hub of this home and has 11 windows with dual aspect views to the south and west over the River Itchen, Southampton Water and Marina. The kitchen is fully fitted and includes a 3m peninsular, integrated full height fridge, freezer, microwave and two single ovens. The dining room has a vaulted ceiling. The master bedroom has a vaulted ceiling and fantastic dual aspect views over the communal gardens to the River Itchen. The ensuite has a walk-in shower, illuminated mirror cabinet and vanity unit. Bedroom two also has a vaulted ceiling and is also a double in size with magnificent dual aspect views across the River Itchen and Marina. Bedroom three is a good-sized single which is currently fitted out as a dressing room and office. The family bathroom has a large walk-in shower with a rainfall shower unit, it has a double laufen vanity unit and inset storage. The apartment benefits from laminate wood flooring throughout.

Asturias Way was constructed in 1985 and is situated 0.9 miles away from an energetic City centre. Ocean Village Marina provides a relaxed atmosphere and an array of amenities.

Leasehold : 961 Years Remaining approx.  
Service Charge £3150 per annum approx.  
Ground Rent : £100 per annum  
Council Tax Band : E



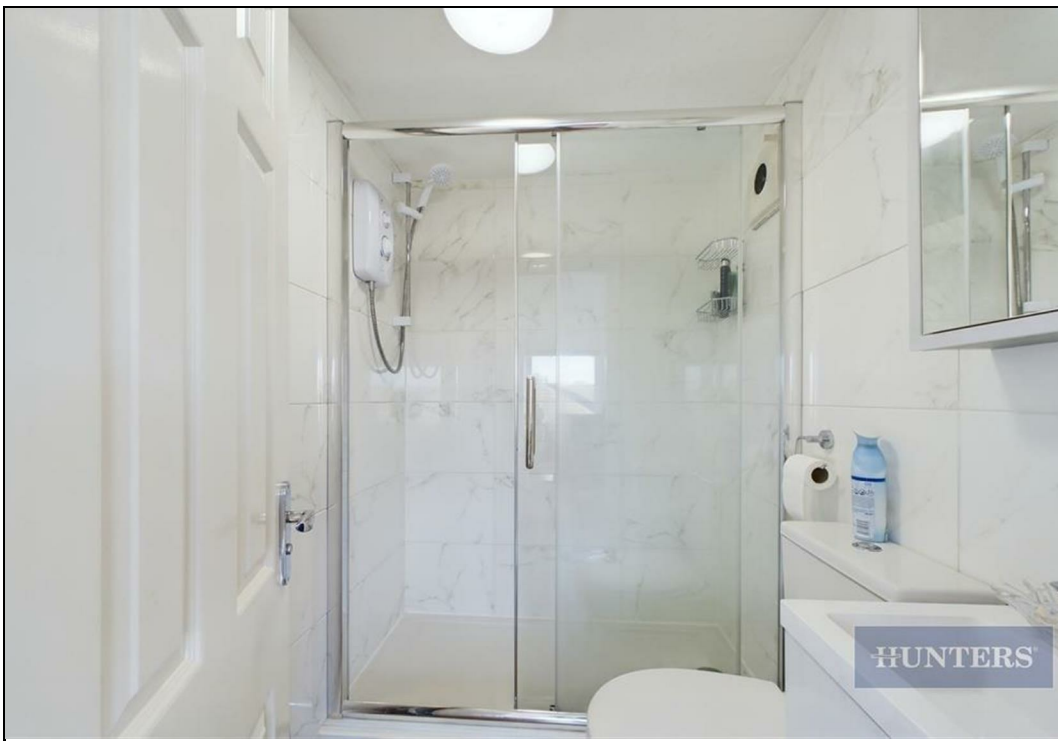
## KEY FEATURES

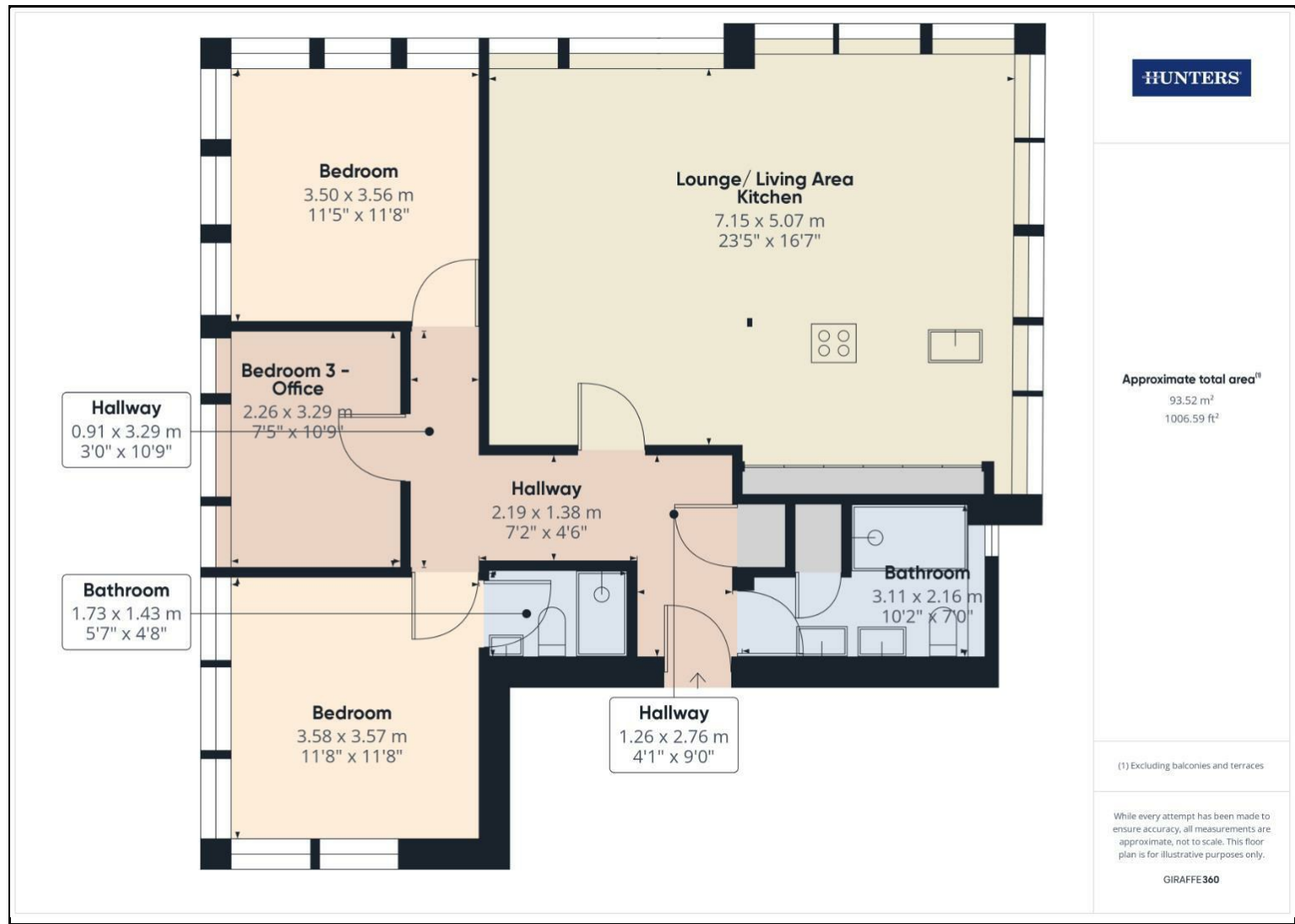
- Luxury 3 Bedroom Penthouse Apartment
  - Superb Waterside Views
- 270 Degree Views from East Through South to West
  - Most Rooms Enjoy Double Aspect
    - Three Bedrooms
  - Superb Reception/ Dining Room
    - Open Plan Modern Kitchen
    - Two Bathrooms
- Two Large Undercroft Parking Spaces
  - Visitor & Street Parking











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>58</b>		<b>71</b>
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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