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# Alcantara Crescent, Southampton

## Offers In Excess Of £280,000



A lovely two bedroom apartment, with a 36SqM open plan lounge, Kitchen/ diner, thoroughly modernised.

This entertaining space has high ceilings, and a window the full length of the wall makes this space feel truly impressive.

Both bedrooms have windows the full width of the wall opposite, maximising the light intake

The property is complimented with a modern family bathroom with electric shower over the bath.

Parking for 1 car in the garage and a parking space in front of garage.

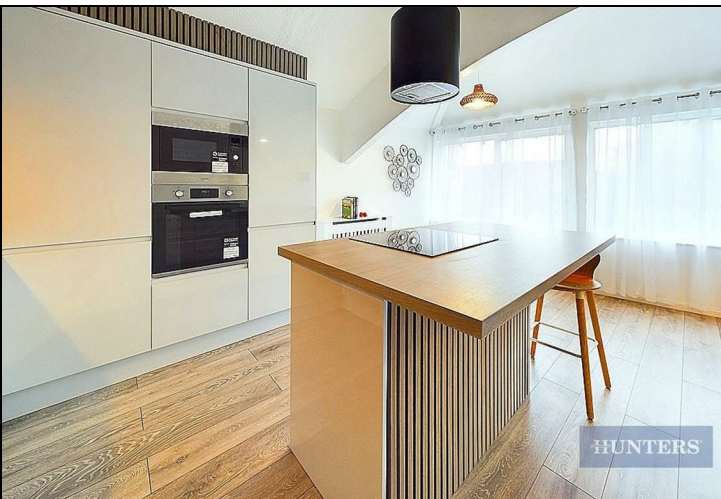
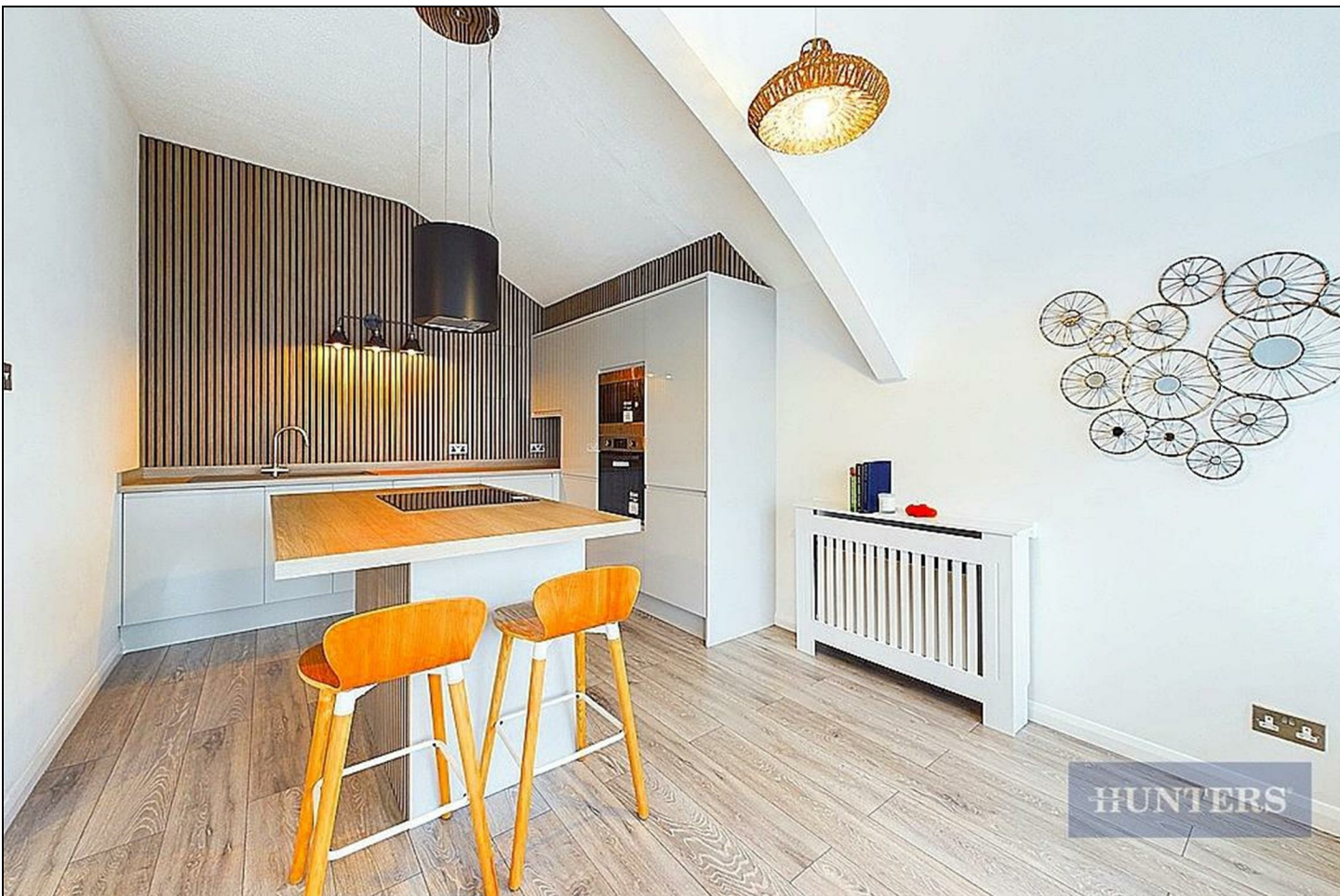
Additional permit parking is available from Southampton city council for use of adopted spaces on the estate & another seperate parking permit is also available.

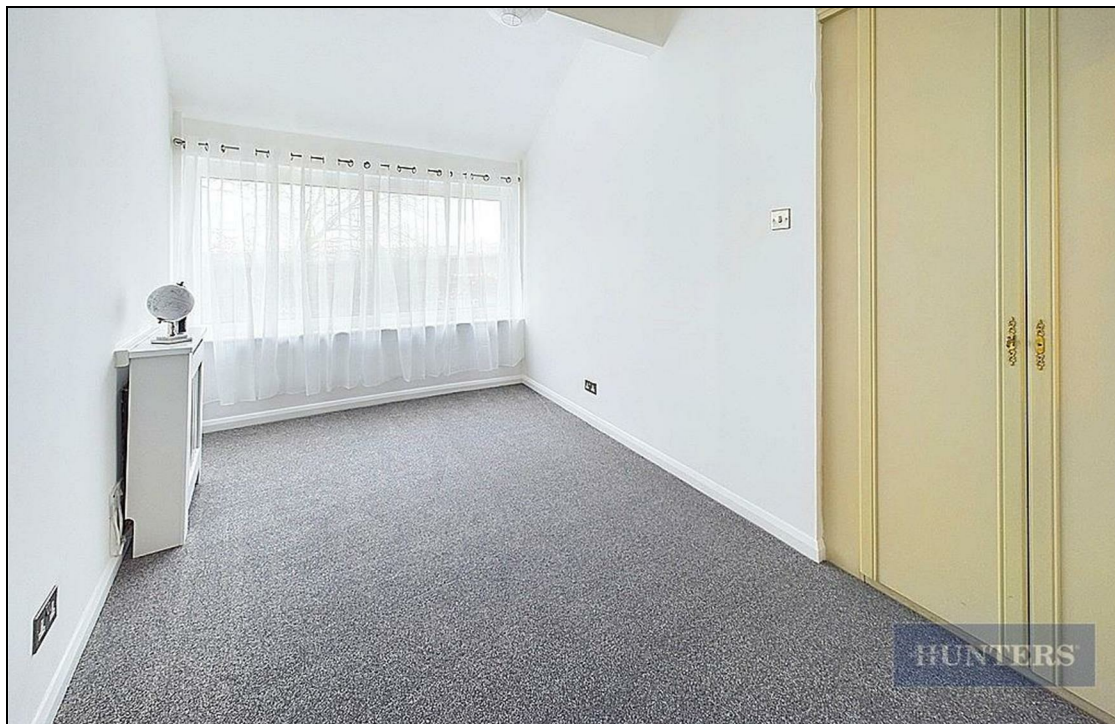
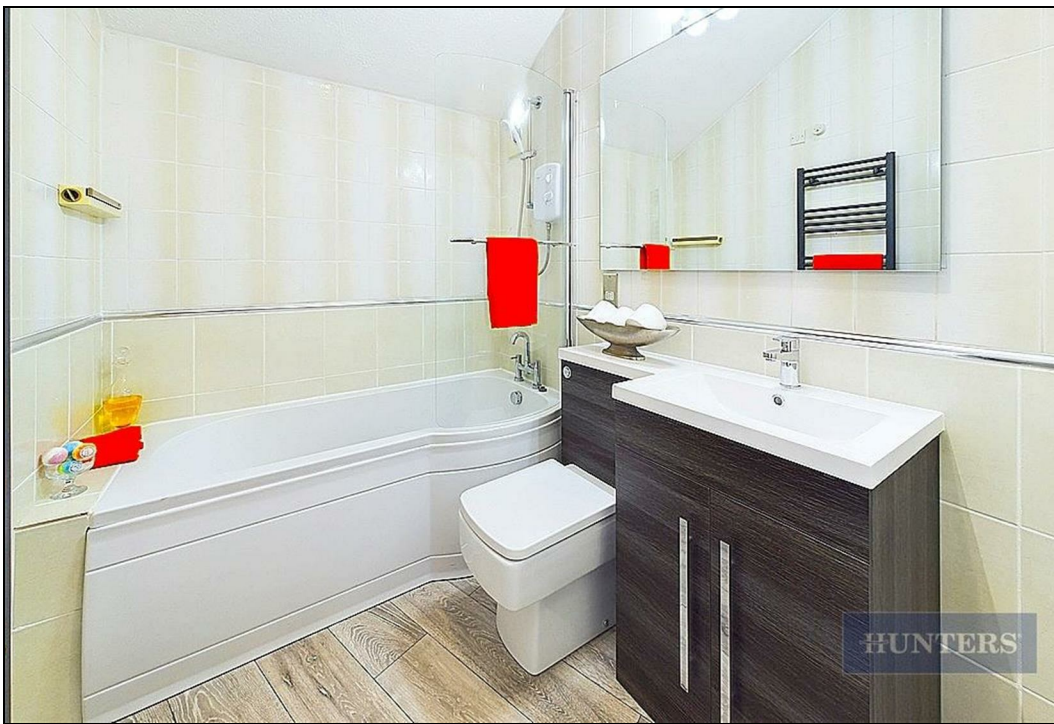
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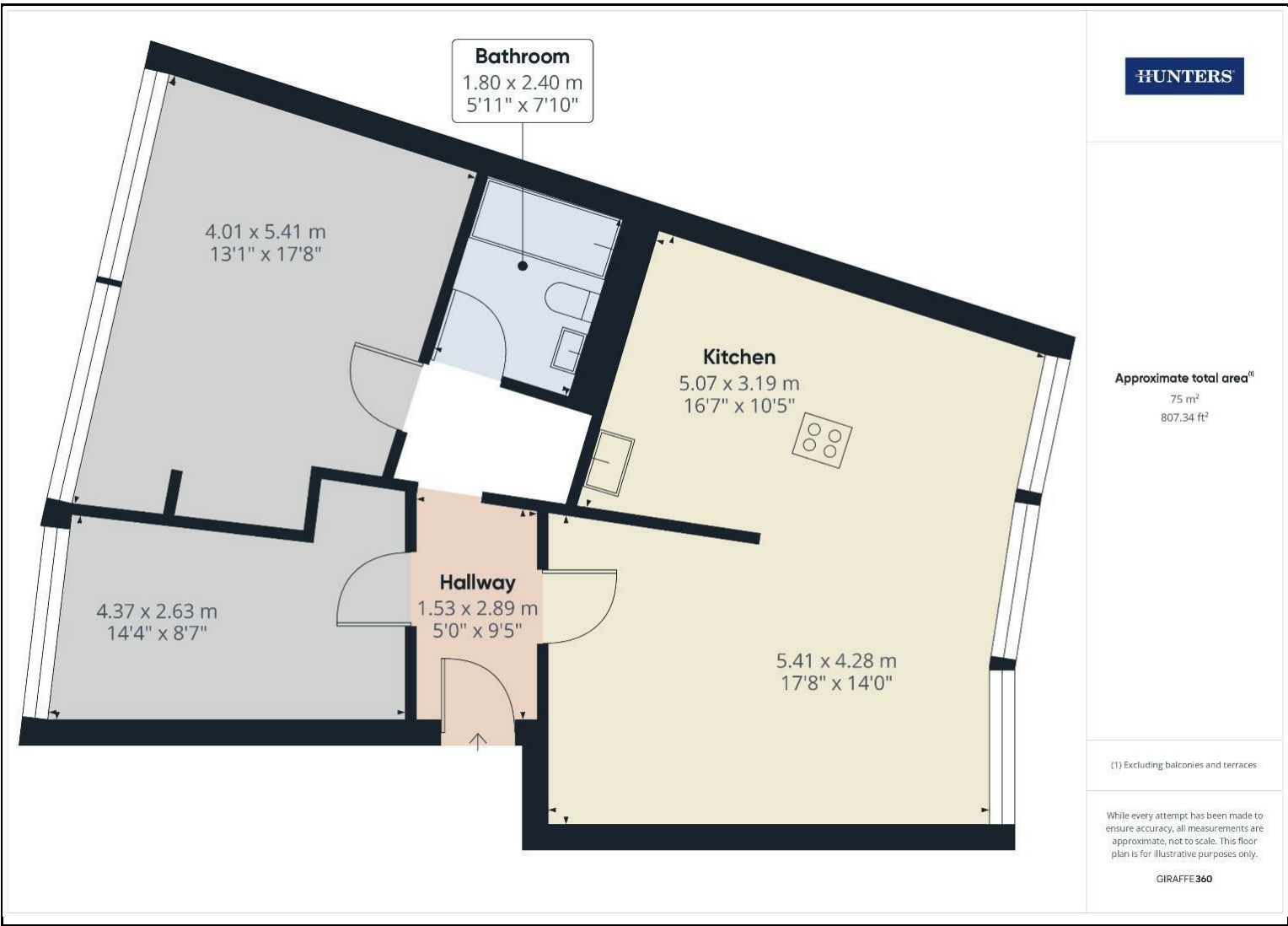


## KEY FEATURES

- 36SqM Lounge, Kitchen/ diner & Entertaining sapce
- Windows the full width of the wall in both bedrooms and reception room
  - Modern Kitcehn
  - Two bedrooms
  - Modern family bathroom
- Reception room has high ceilings
- Ocean Village Marina location
  - Waterside Property







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	56	(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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