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HUNTERS

Lower Canal Walk, Southampton

Offers In Excess Of £170,000

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**** CASH BUYERS ONLY **** Situated on the fourth floor.

The stand out feature of this apartment has to be the terrace which spans the full width of the apartment and is accessed by two sets of patio doors.

The roof terrace has glass balustrading around its perimeter and over looks the communal courtyard gardens.

Internally, there are two bedrooms, one of which has an ensuite.

The lounge is open plan to the kitchen which has a range of wall an base units, built in oven, hob and microwave.

The apartment also has a bathroom off the hallway.

Features outside the property include allocated undercroft parking space and beautiful communal residents' gardens found to the rear of the building which are predominantly laid to lawn with raised planted areas as well as a communal gym equipped with treadmill and weight lifting equipment.

Oceana Boulevard is ideally situated for access to Southampton City Centre with its range of shopping facilities including West Quay shopping centre. The property is just 0.2mi from Oxford Street which compromises a multitude of restaurants and bars.

EWSI B2 Rating

Tenure Type; Leasehold

Leasehold Years remaining on lease; 135 Years Remaining Approx.

Leasehold Annual Service Charge Amount £4,800 per annum Approx.

Ground Rent £250 Per Annum Next with next review due in 2029

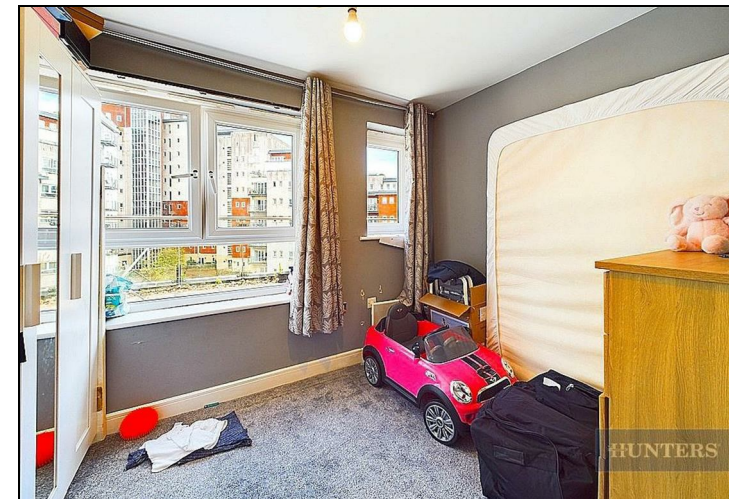
Council Tax Banding; C

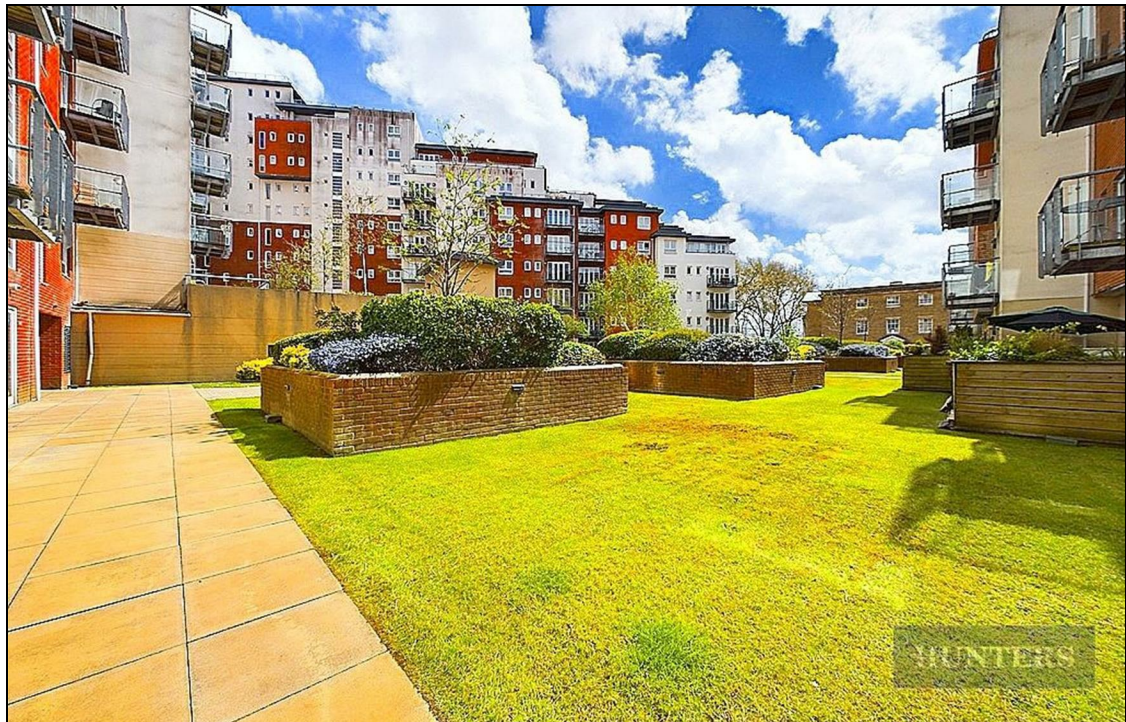
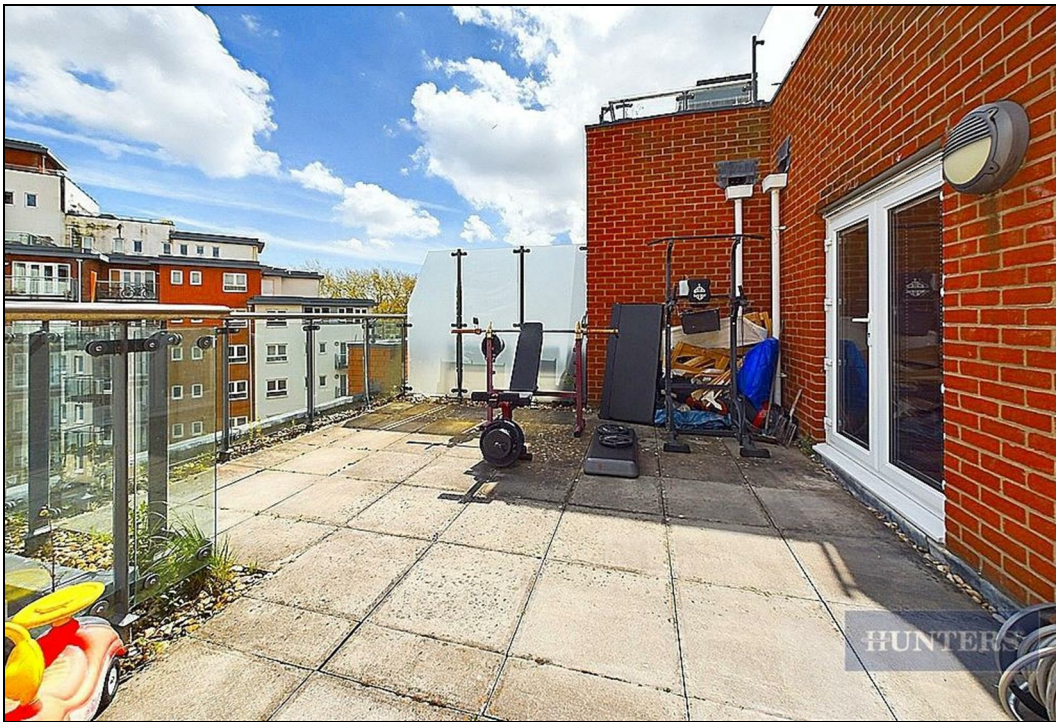
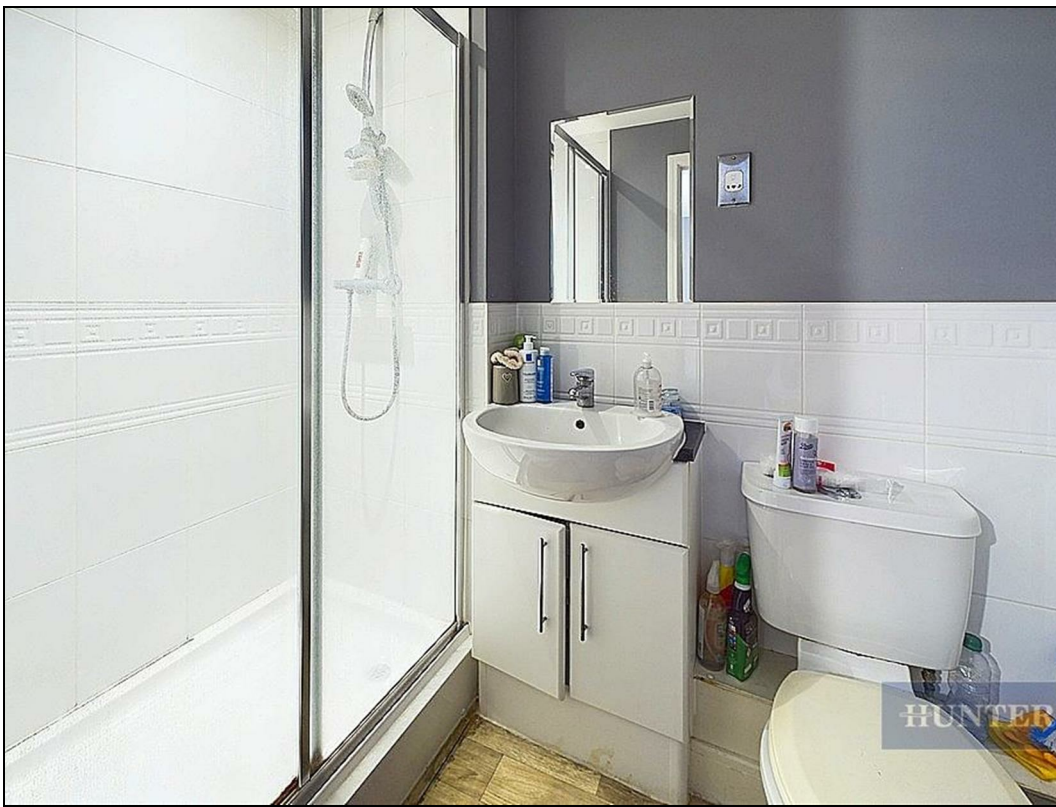
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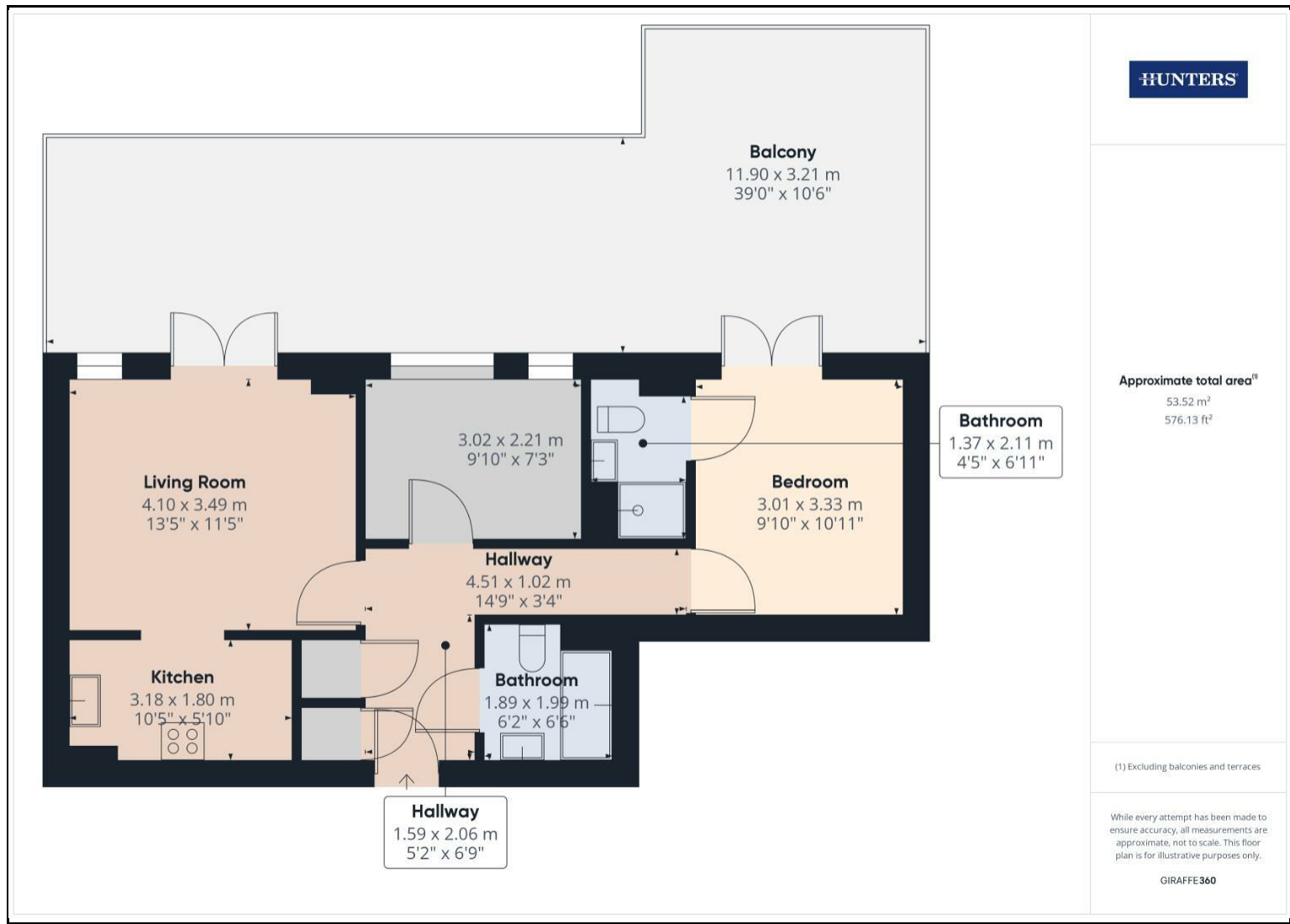


KEY FEATURES

- Cash Only
- Modern fitted kitchen
- Ideal for First Time Buyers and Investors
 - Secure Telephone Entry System
 - Communal Garden and Gym
- 0.9mi to West Quay Shopping Centre
 - EPC : TBC
 - Council Tax : C







Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	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	
	84		
	71		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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