



HUNTERS[®]

HERE TO GET *you* THERE

 2  2  1  B

Maritime Walk 1, Ocean Village, SO14

Offers In Excess Of £325,000

HUNTERS[®]
HERE TO GET *you* THERE

A truly stylish apartment in a desirable location of Ocean Village and Alexandra Wharf does not require EWS1. The complex is situated next door to the popular 'Harbour Hotel' and looks onto the marina. This apartment is beautifully presented and is being offered with no onward chain.

With over 700 sq. ft of accommodation and a private balcony this apartment comprises a large open plan living area with a modern fully fitted kitchen. Both bedrooms are generously sized doubles, the master has a dressing area and ensuite, whilst the second bedroom has use of a Jack and Jill bathroom. Further benefits include concierge, allocated undercroft parking space and there is no onward chain.

Ocean Village has sparked renewed interest in this fabulous part of Southampton which is surrounded by reminders of this historical seaport. There is easy access to all of the city amenities, as well as attractive local bars and restaurants, cinema, shops and interesting walks along the ancient sea defenses. In the heart of Ocean Village the apartments have the brand new, Five Star, Southampton Harbour Hotel on their doorstep.

Southampton is renowned as a gateway to major global hotspots such as London and Paris, accessible by nearby train and airport facilities. Travel links to the south of England and London are provided by the M3 and M27 motorways and the mainline station lies in the centre of Southampton.

Tenure Type: Leasehold Property

Lease Years Remaining: 143 Years Approx.

Service Charges: £4,400 Per Annum Approx- Our Client is expecting this amount to drop by around 20% (due to extra expenses now paid for this year).

Ground Rent: £200 Per Annum

Local Council: Southampton City Council

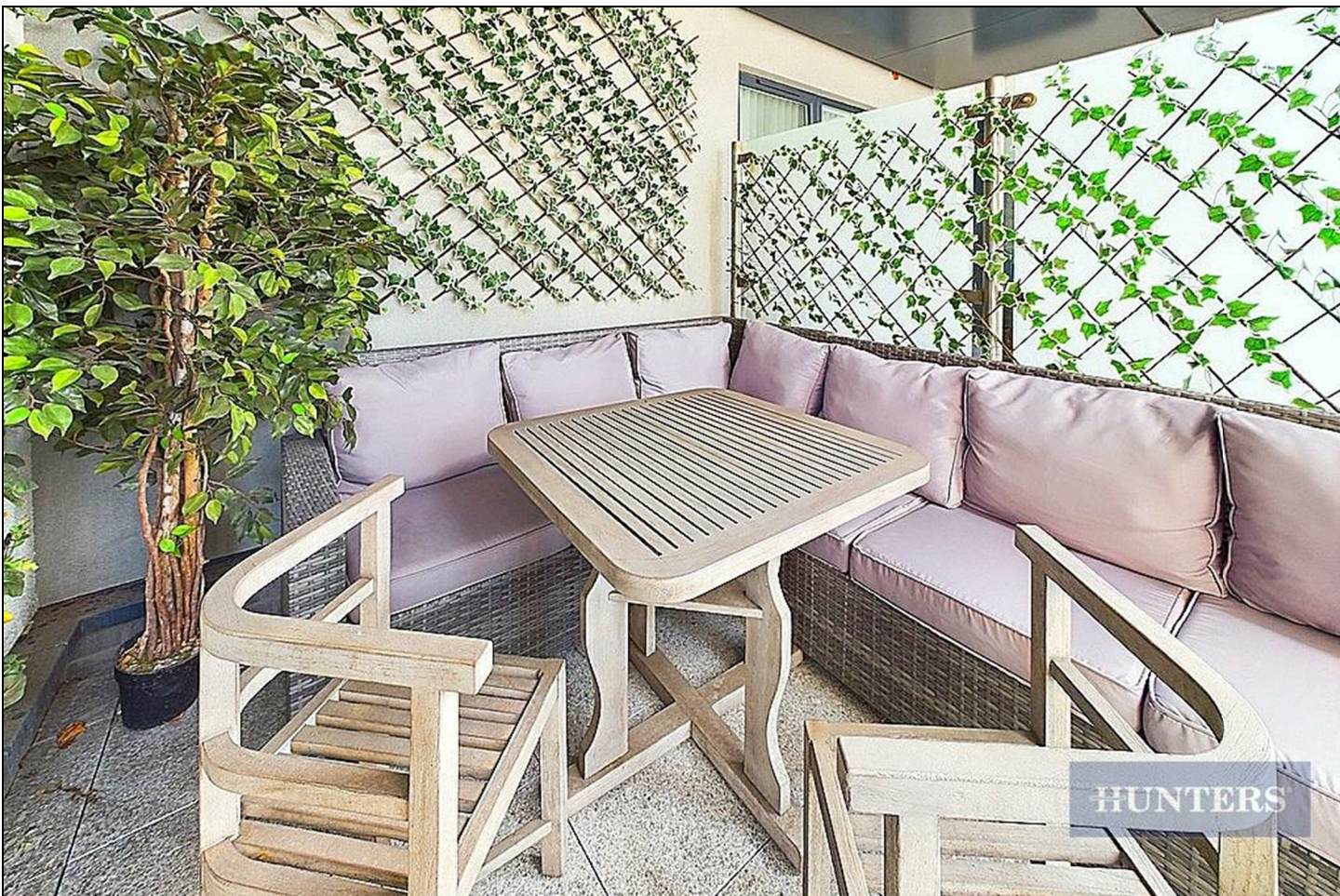
Council Tax Band: D

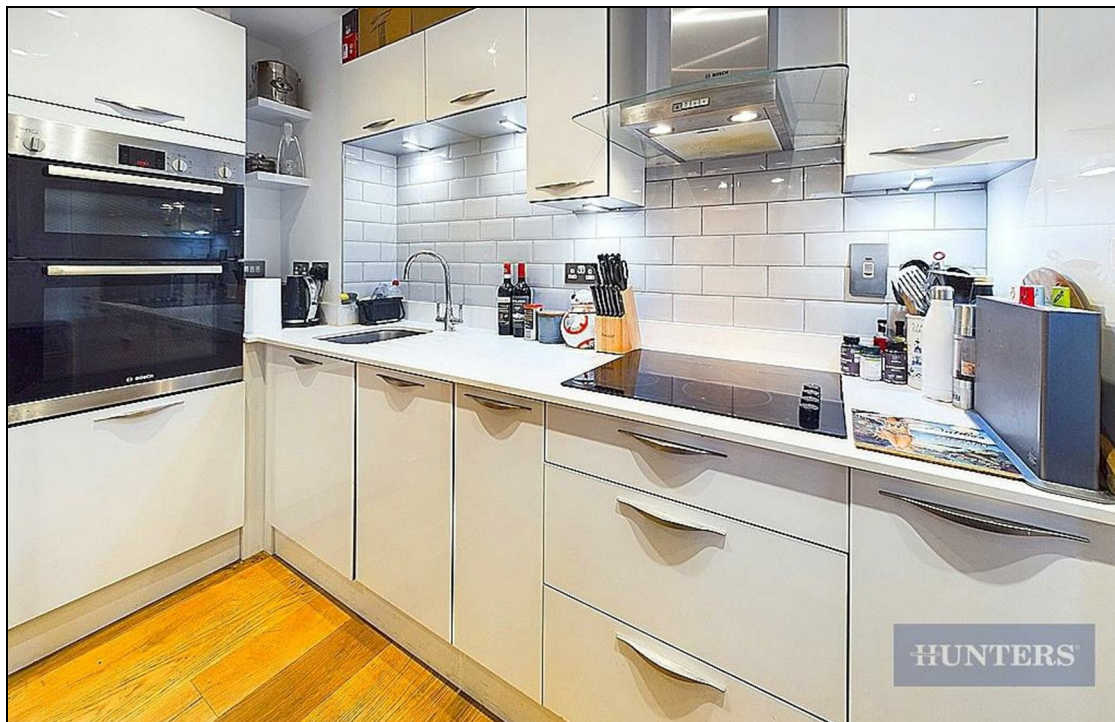
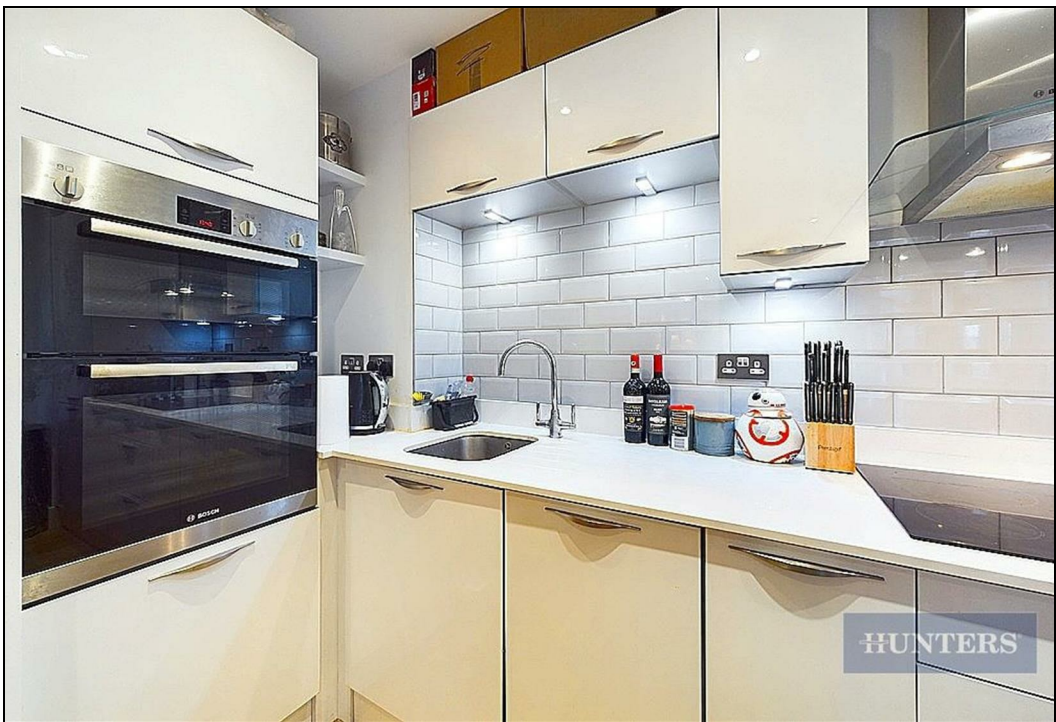
35 Bedford Place, Southampton, Hampshire, SO15 2DG | 02380 987720
southampton@hunters.com | www.hunters.com



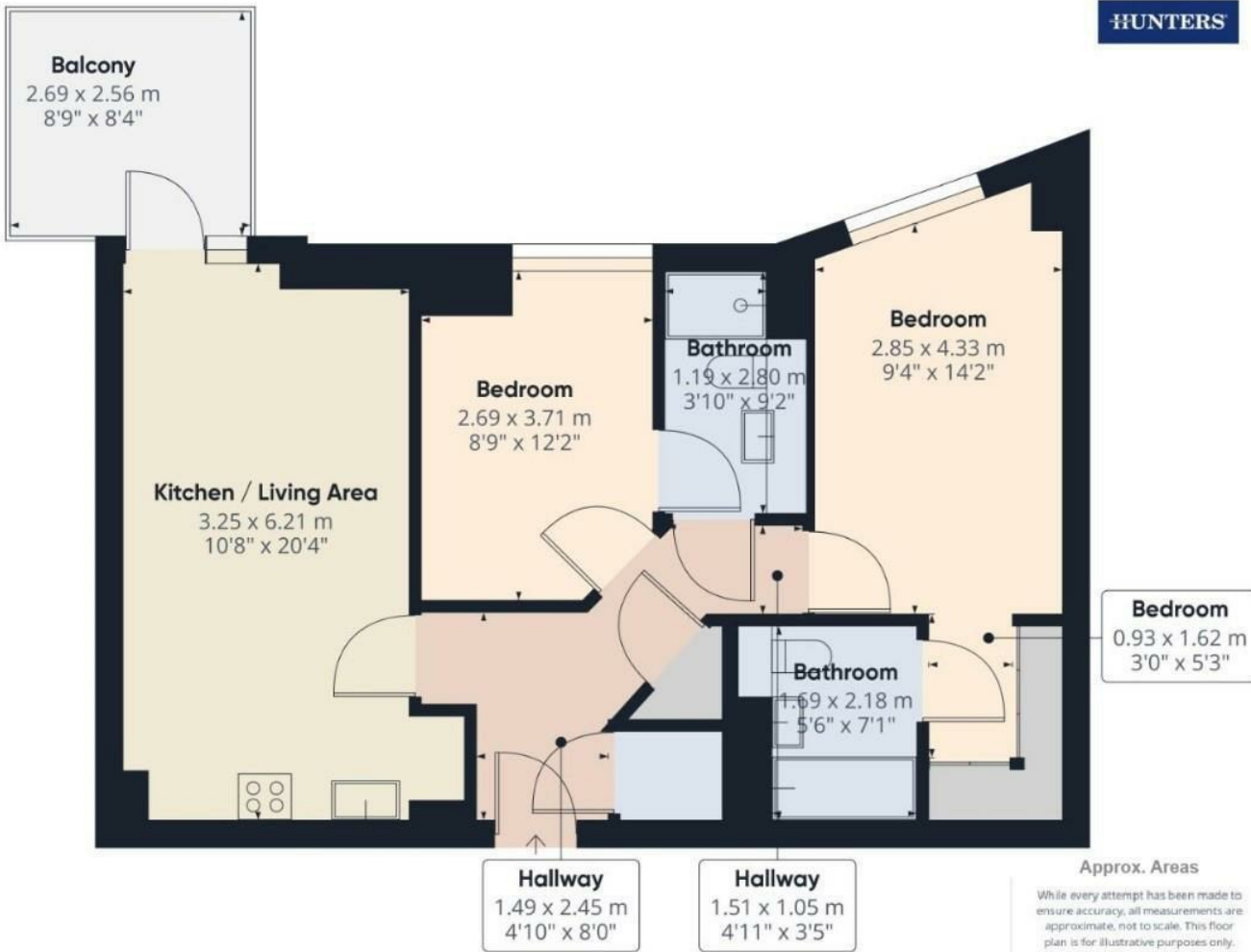
KEY FEATURES

- Highly Desirable Ocean Village Location
 - Luxury Apartment over 700 Sq.Ft
 - Superb Balcony
 - Two Double Bedrooms
 - Master with ensuite and dressing area
 - Modern Open Plan Living
 - Allocated Undercroft Parking
 - Stylish Finishes Throughout
 - Concierge Service
 - No Onward Chain





HUNTERS



Approx. Areas

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	
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	
84	84
EU Directive 2002/91/EC	
England & Wales	

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	
England & Wales	

35 Bedford Place, Southampton, Hampshire, SO15 2DG | 02380 987720
southampton@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by Clegg Properties Ltd | Registered Address: Frenchfield, 23 Solent Avenue, Lymington, Hampshire, SO41 3SD | Registered Number: 6421594 England and Wales | VAT No: 188 0548 76 with the written consent of Hunters Franchising Limited.