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HERE TO GET *you* THERE



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**HUNTERS®**

**Alcantara Crescent, Ocean Village, SO14**

**Guide Price £260,000**



This apartment comprises of a great space for entertaining with high ceilings and a wall inset with a full length window making this space feel truly light and impressive. The open plan lounge/dining room is a notable feature. Boasting two spacious bedrooms this bright and inviting property offers a comfortable and homely atmosphere. The apartment is complimented with a three-piece modern family bathroom and a shower over the bath. This property further benefits from a lockup garage, secure residents parking and communal garden. Situated in a sought-after location, this stylish apartment provides an affordable yet stylish living option.

Alcantara Crescent is situated in the heart of Ocean Village Marina along with incorporating an array of amenities on its doorstep, some of which include Restaurants, Harbour Lights cinema, Bars and is just one mile from a vibrant city centre.

**Tenure Type;**

Leasehold Years remaining on lease; 960 Years Approx.

Leasehold Annual Service Charge Amount £2,751 Approx.

Leasehold Ground Rent Amount £100 per annum.

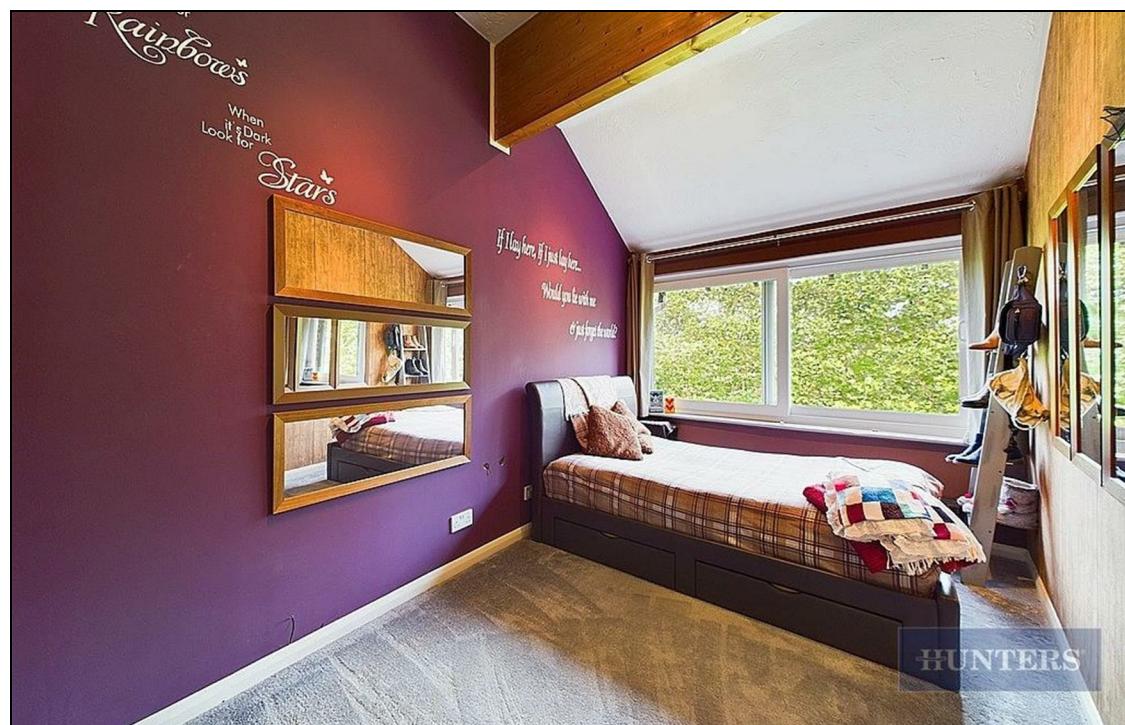
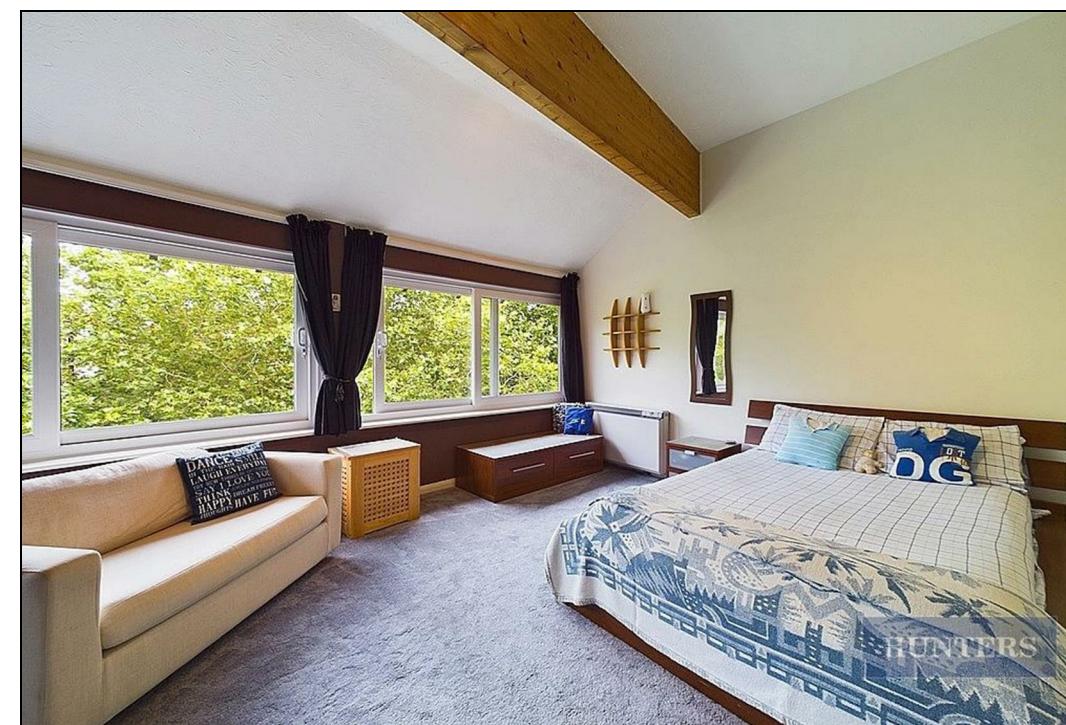
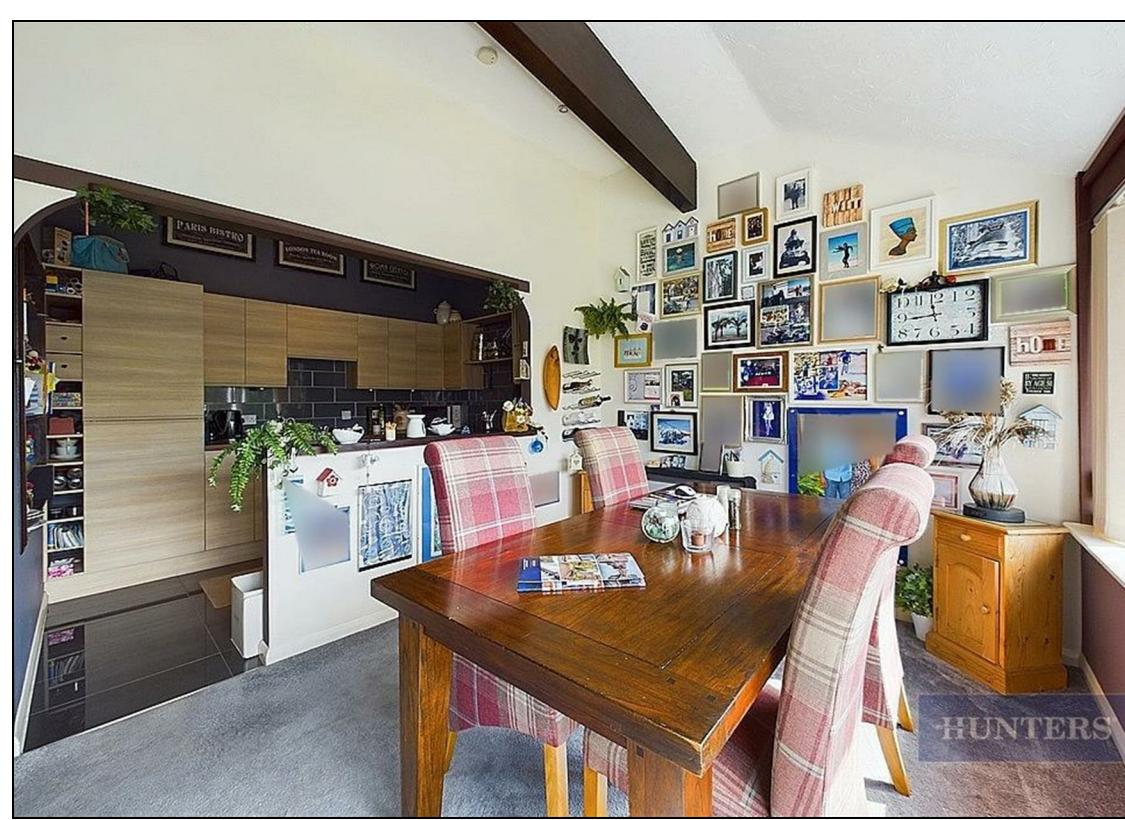
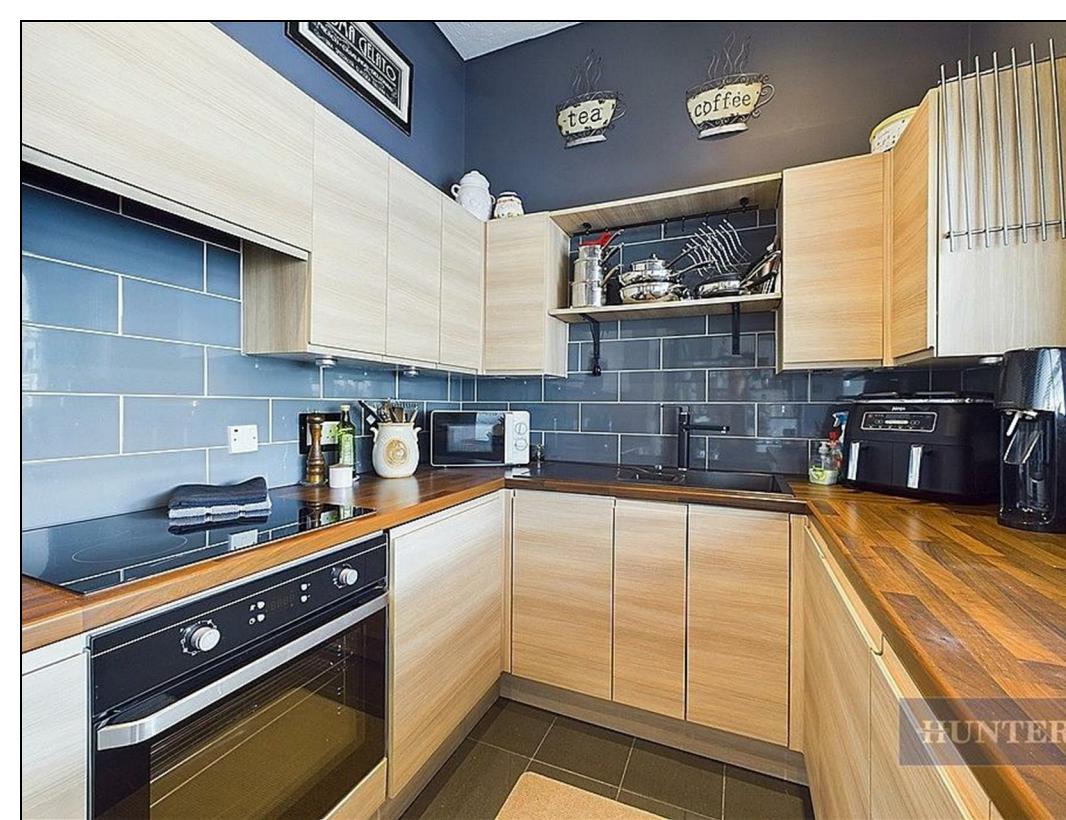
Council Tax Banding; D

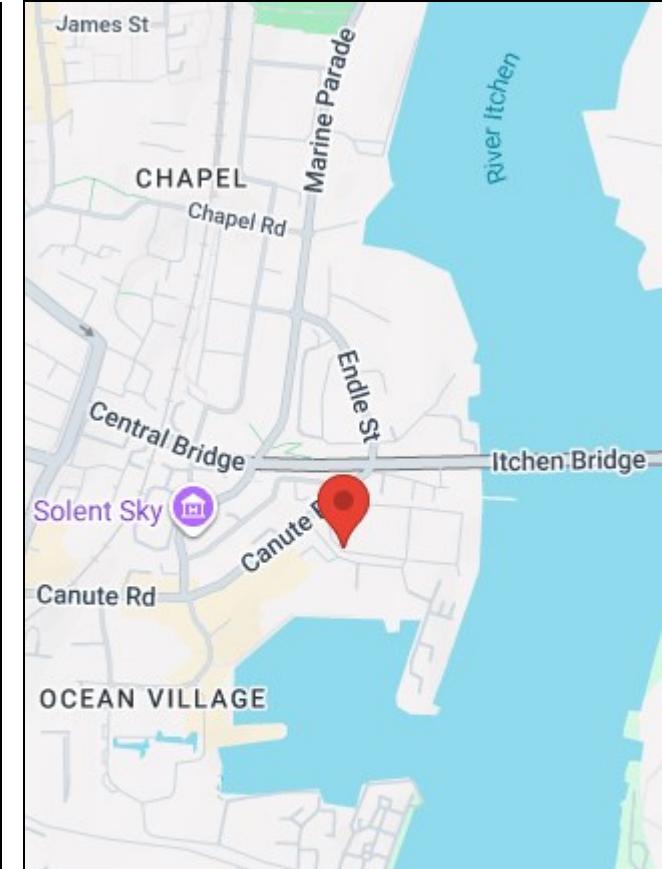
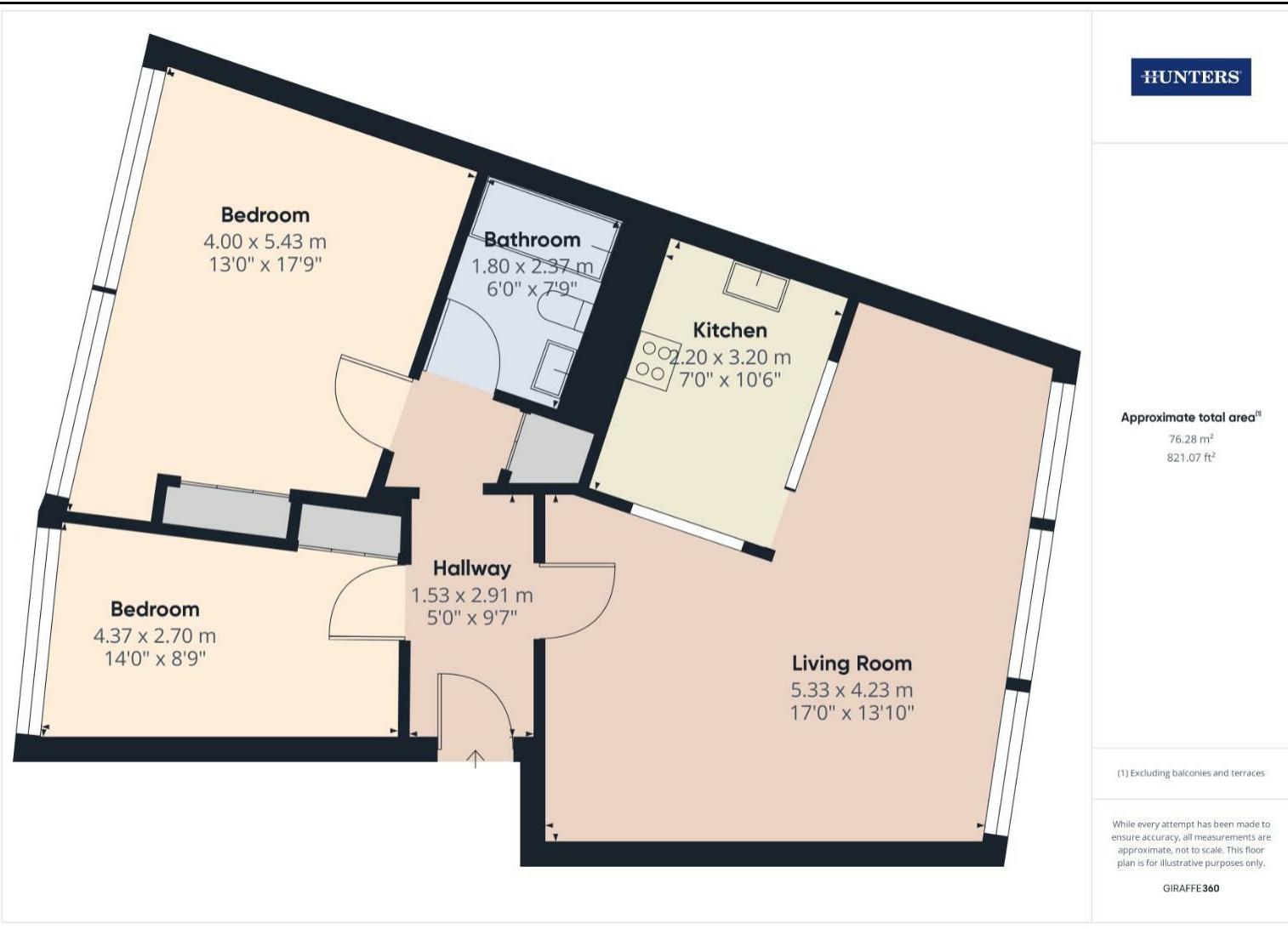


## KEY FEATURES

- Walking Distance To The Marina
- Attractive Views Over Communal Gardens
- Impressive Open-Plan Lounge/Diner 17" X 13'10"
- Fully Fitted Kitchen
- Two Large Bedrooms
- Modern Bathroom
- Garage and Permit Parking
- Ample Storage Space
- Security Block Entry
- Waterside property







Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C	65	70
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Energy Efficiency Rating	
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

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