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# The Moresby Tower, Ocean Way SO14

## Offers In Excess Of £560,000



Offered with no forward chain and located in the stunning and sought-after Ocean Village is this 16th floor luxurious three-bedroom waterfront apartment with breath taking views of the Docks and Southampton City Centre. The large 40Ft x 6'7Ft balcony for relaxing on or, checking the magnificent panoramic views overlooking the marina.

The property boasts a light and airy accommodation throughout with the benefit of air conditioning, each room enjoys superb views and the initial entrance provides an inviting hallway, a hidden utility space, two of the bedrooms each with double doors opening onto the balcony with Marina views. The principal bedroom has an en-suite bathroom and built in wardrobes. The second bedroom, also a generous double, the third bedroom enjoys superb views too. There is a three-piece family bathroom, a modern fully fitted kitchen with built in appliances including a wine cooler, and the delightful open-plan lounge/diner with floor to ceiling patio doors opening onto the spacious balcony with views over the marina and Southampton Water.

There is an under croft gated allocated parking space, a 24/7 concierge, a gymnasium and many local amenities for convenience.

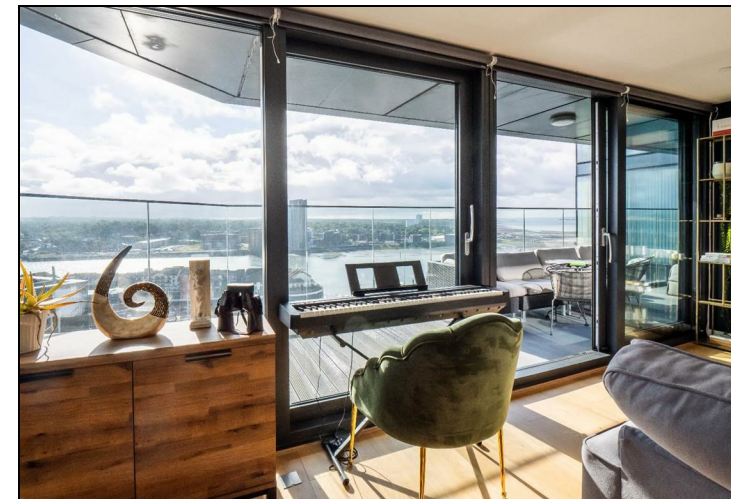
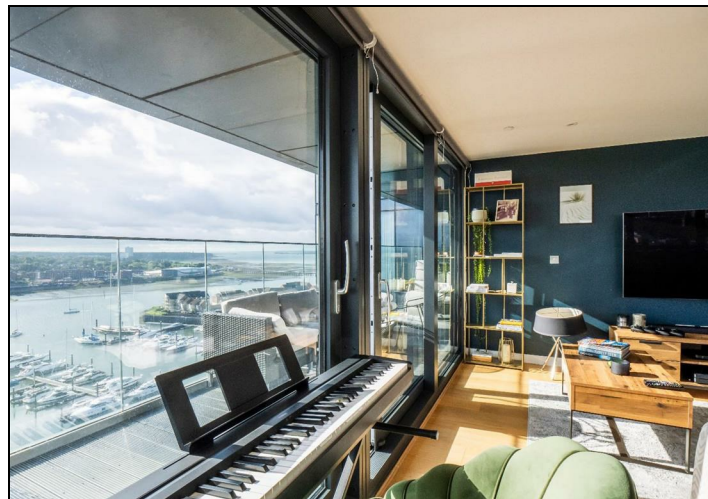
The Moresby Tower is situated in a privileged position opposite the Marina in Ocean Village. There are excellent local facilities nearby, which include the Five-Star Harbour Hotel with gym facilities, a variety of restaurants and a local independent cinema.

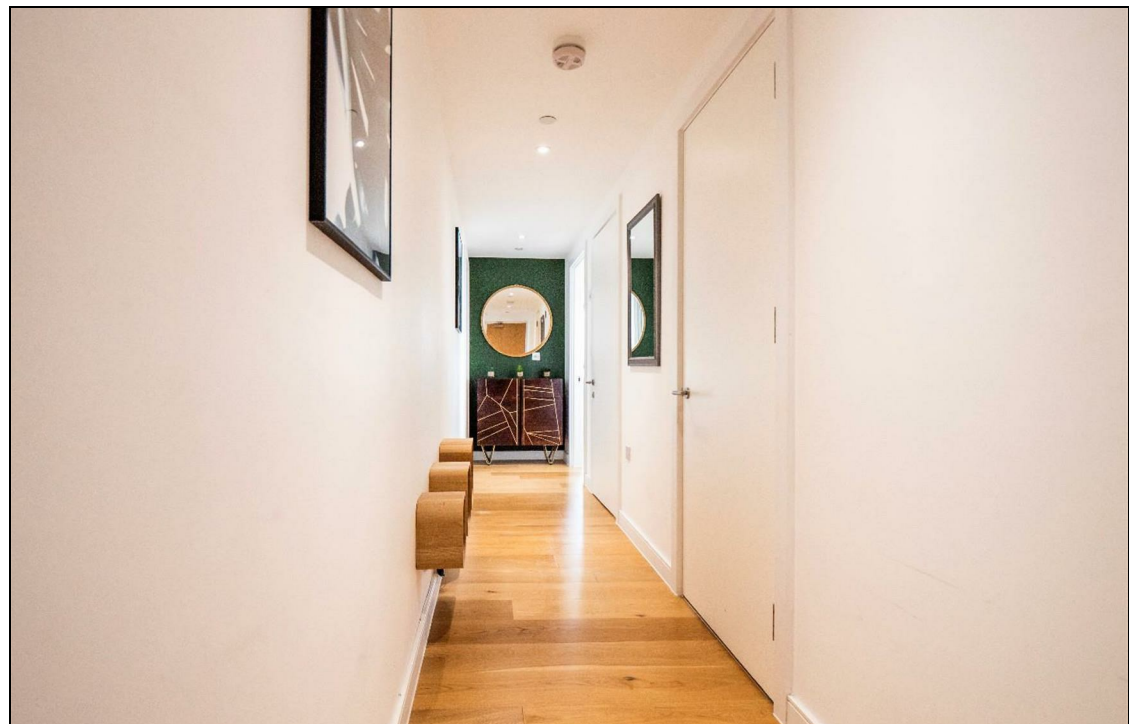
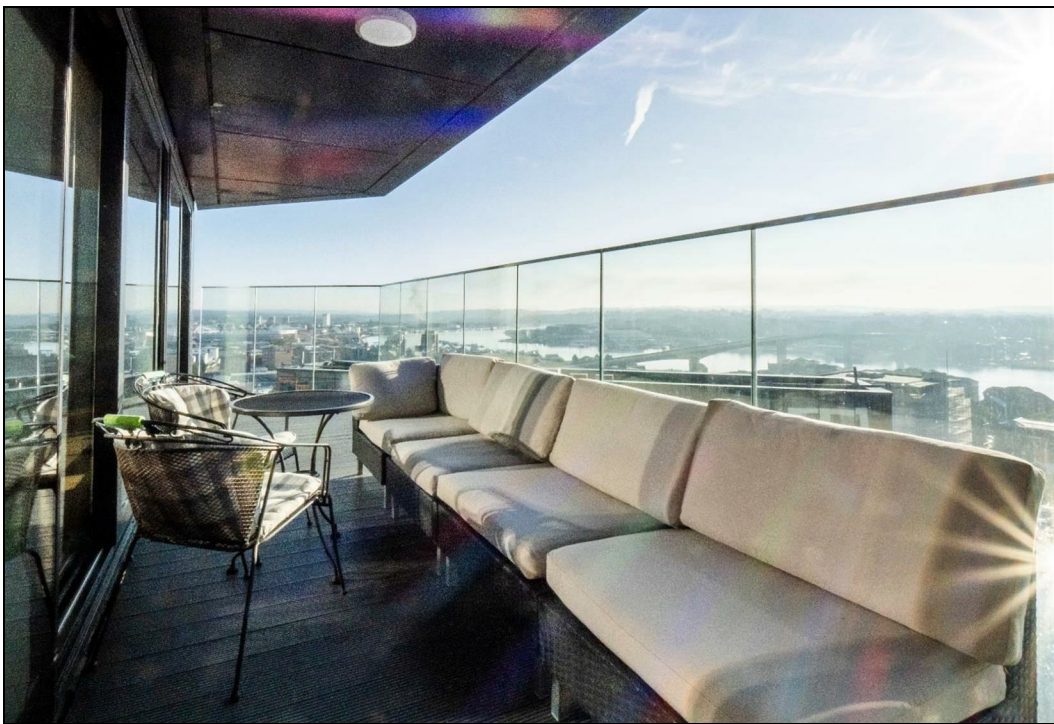
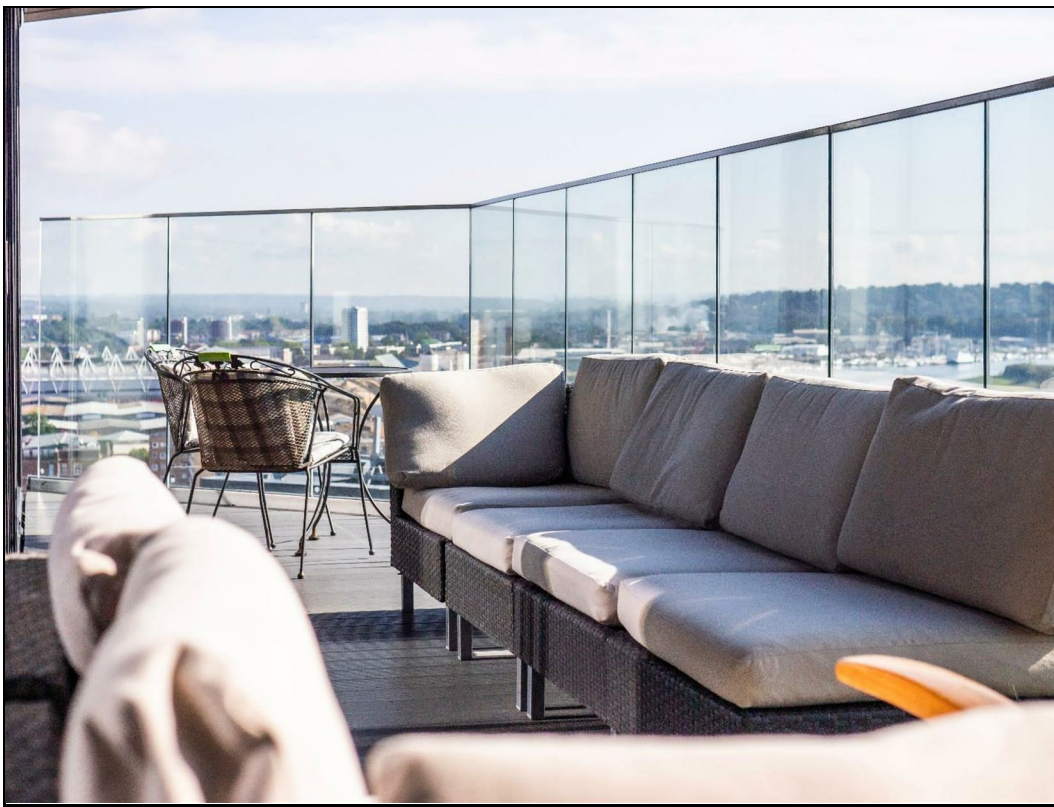
Your scenic balcony view takes in the sailing craft and boats leaving and returning to their moorings from many areas around the marina, follow the Titanic trail of history or enjoy a shopping trip to the bustling city centre. Ocean Village offers local restaurants and bars, with a short stroll (0.5 miles) to the lively Oxford Street.

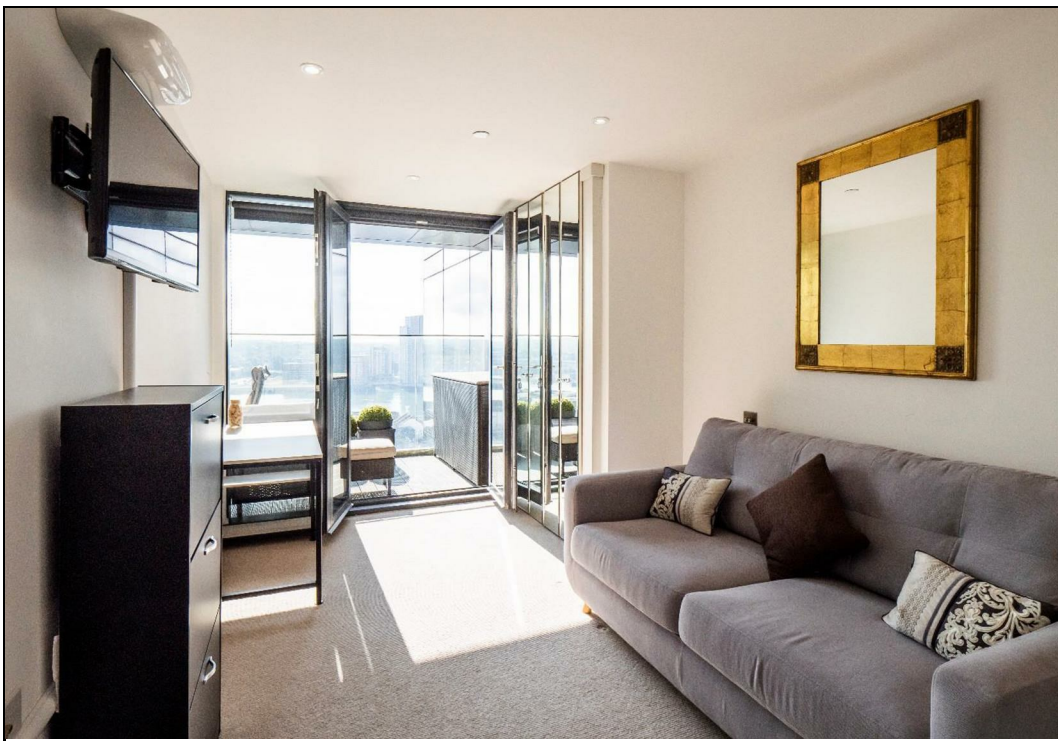
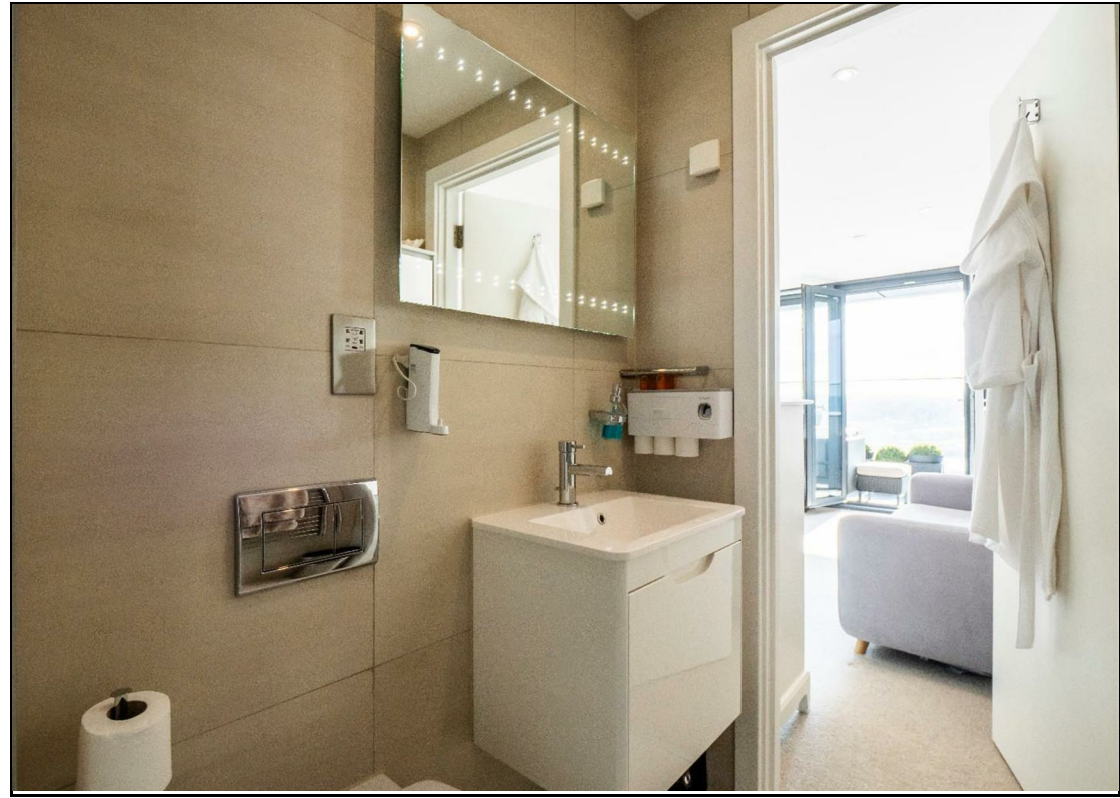
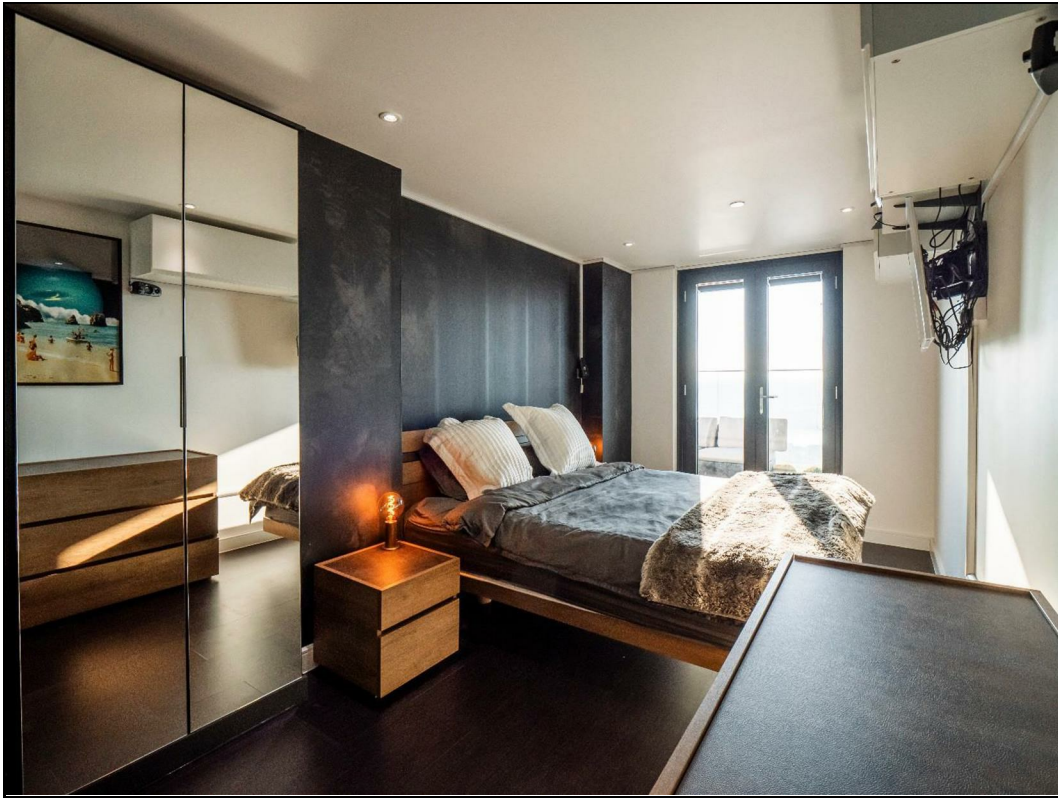
EWS1 : B2 Rating – We understand that freeholders certification is available, therefore, mortgages are subject to underwriters discretion.

## KEY FEATURES

- 16th Floor Marina Apartment
  - No Forward Chain
  - Fantastic Views
  - Large Balcony
- Three Bedroom Apartment
- Modern Fully Fitted Open Plan Kitchen
  - Lounge & Dining
- En-Suites & Family Bathroom
- On Site Residents Gym
- Allocated Underground Parking









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>			(55-68) <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>87</b>	<b>87</b>
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