



HUNTERS[®]

HERE TO GET *you* THERE

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Channel Way, Ocean Village, SO14

Offers In Excess Of £425,000



With a 12 metre pontoon in one of Southampton's most prestigious and sought after developments the “Moorhead Court”, we are delighted to be able to present this magnificent two double bedroom, two reception room maritime apartment which delivers on all the glamour with its approximate floor space of 915 square feet, approximate lease length of 965 years, garage with an allocated space & a visitors parking permit.

Leading into the apartment you are welcomed into a well-maintained entrance hall with three useful storage cupboards. The alluring lounge is situated on the East side of the building and offers a harmonious and a well proportioned space, along with an easy access modern high gloss kitchen with breakfast bar, separate dining room with direct water views and a passage onto a serene balcony. The master bedroom offers towering views across the water’s edge and reveals a fitted wardrobe along with a tastefully designed en-suite shower room. The second bedroom is a double in size and embraces comfort with its soft pastel coloured carpet, crisp white walls and warming West facing aspects.

Viewing is certainly advised to appreciate all aspects of this superb waterside apartment.

Moorhead Court is situated in the sought after area of Ocean Village Marina, the property enjoys convenient access to both the nearby Oxford Street and the centre of Southampton with its abundance of facilities and amenities that include shops, restaurants, bars and cinemas. There is also easy access to the M27 and M3. Southampton Central and Southampton Parkway railway stations provide a fast and convenient route to both London Waterloo and the New Forest. Southampton Airport is just 4.6 miles away approx.

Lease: approximate 963 years remaining.

Ground Rent: £1.20 Approximate per annum

Service charge £1,632.80 Approximate per annum

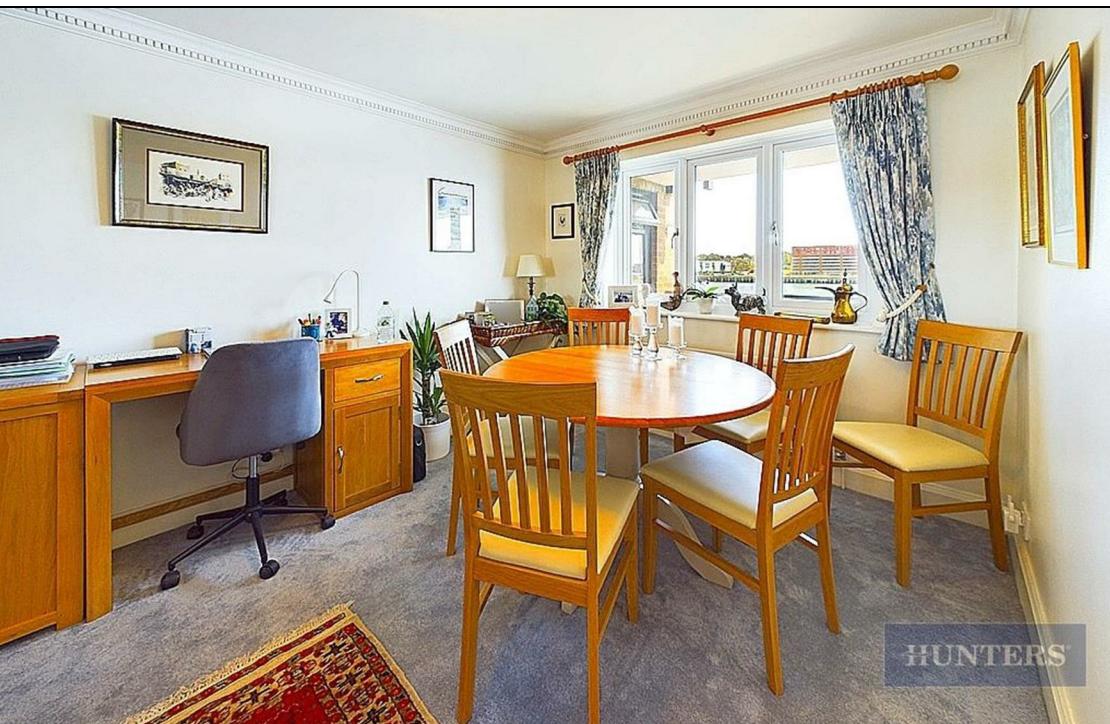
Marina/ Estate charge £5,155.12 per annum approx.

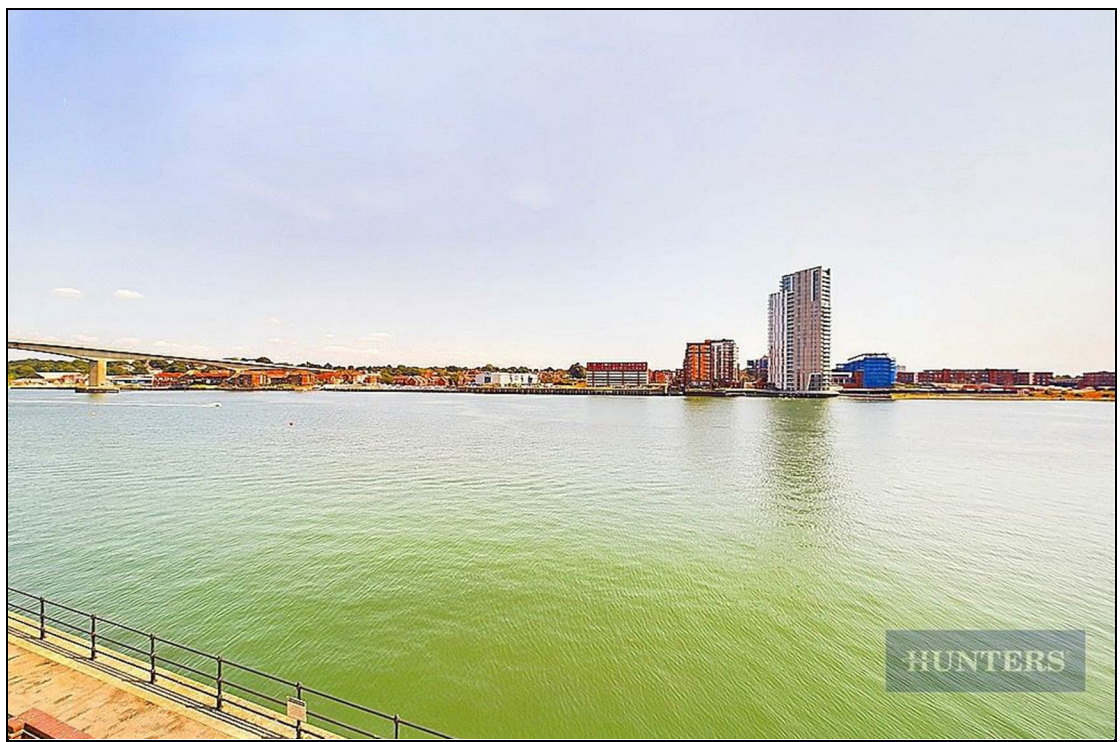
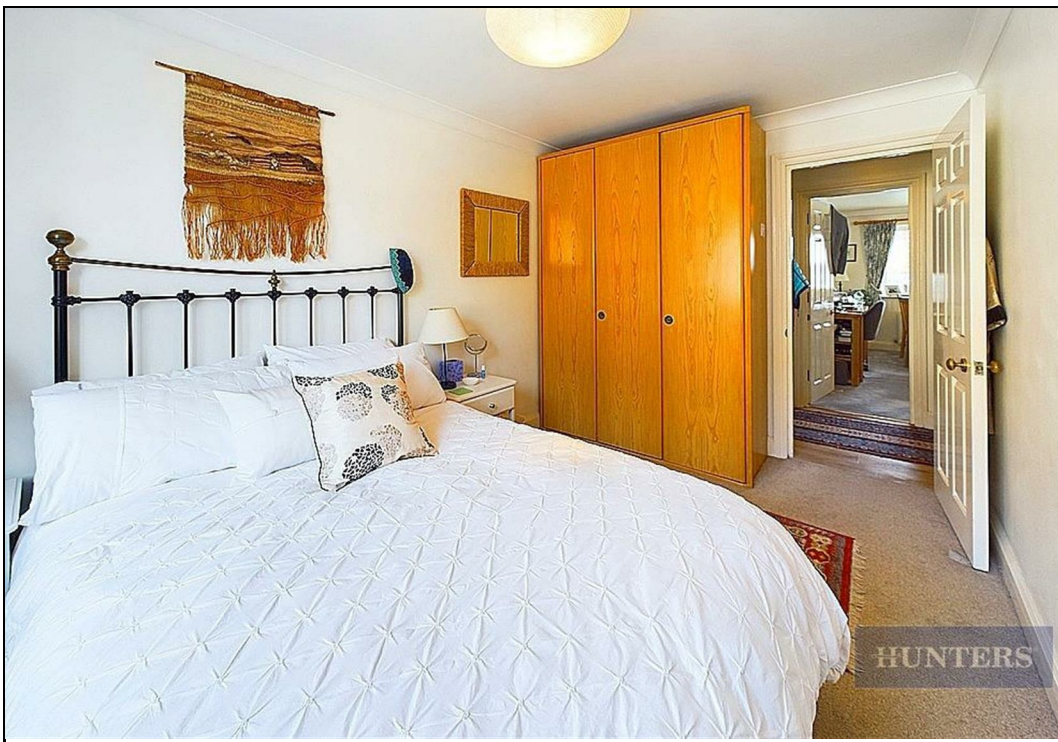
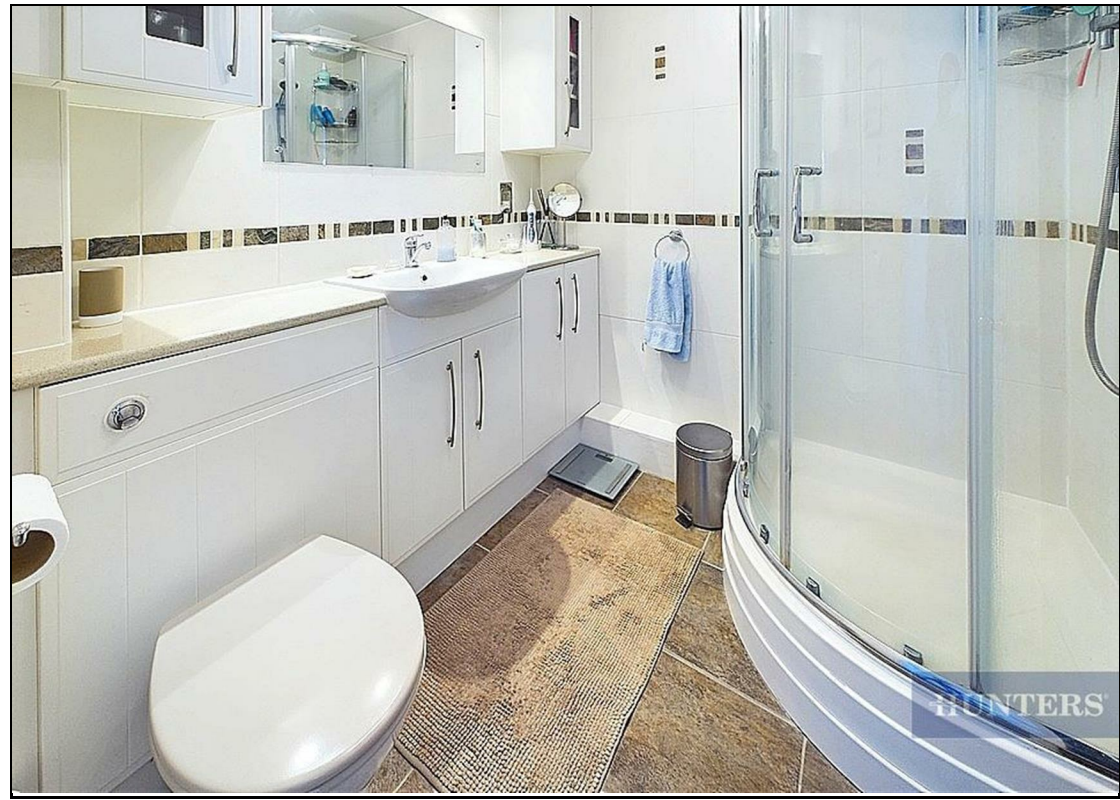
Council Tax: E

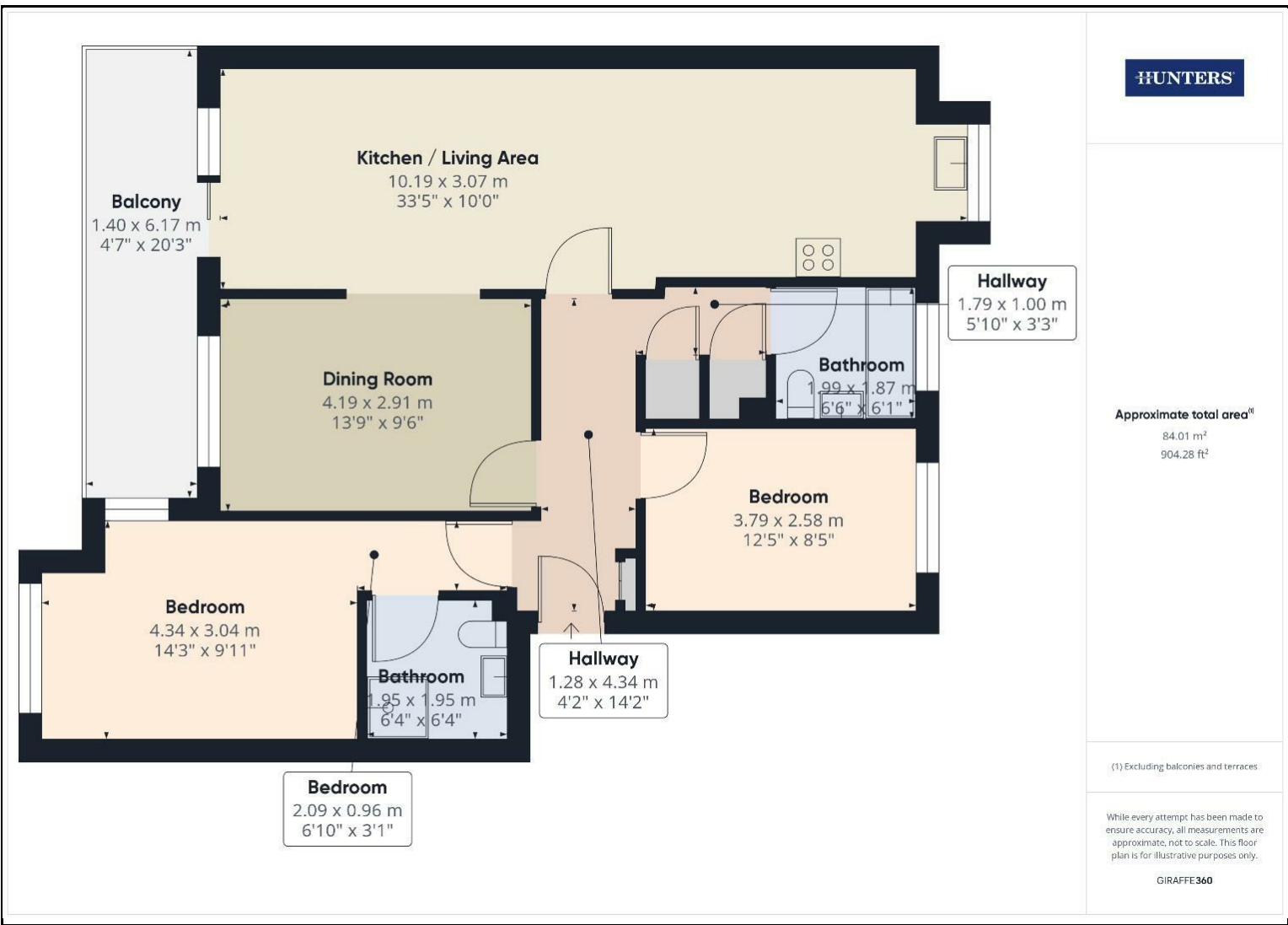
KEY FEATURES

- Fantastic Views of the Itchen River
 - 12 Metre Mooring
 - No Chain
- Two Double Bedrooms
 - Modern Kitchen
 - Balcony
- Two Bathrooms
 - Garage
- Visitor Parking
- Excellent Location









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

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