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HUNTERS[®]

Ocean Village, Ocean Way, SO14

Offers In Excess Of £155,000



This modern, bright and generously proportioned first floor two-bedroom apartment is in a prime area in the highly desirable marina development within the heart of Ocean Village.

The apartment offers ample space (over 730 Sq.Ft) for its value and is complimented with a large balcony (20'8" x 12'4").

The property is accessed via a security intercom and has lift facilities to all floors.

Within the apartment itself you have a good size entrance lobby, large open plan lounge, diner and modern fitted kitchen, main bathroom and two double bedrooms.

Ocean Village is a wonderful and highly sought-after area of the city, offering a selection of restaurants, bars, a stunning waterfront hotel, gym and a number of convenience stores. It is also only a short distance to other areas of the city including the many restaurants in Oxford Street.

A brilliant apartment that could also be the ideal investment with tenant in-situ paying a rent of £1,200 pcm.

Tenure Type;

Leasehold Years remaining on lease; 103 Years Approx.

Leasehold Annual Service Charge Amount £4,560 Approx.

Leasehold Ground Rent Amount, £55

Council Tax Banding; C

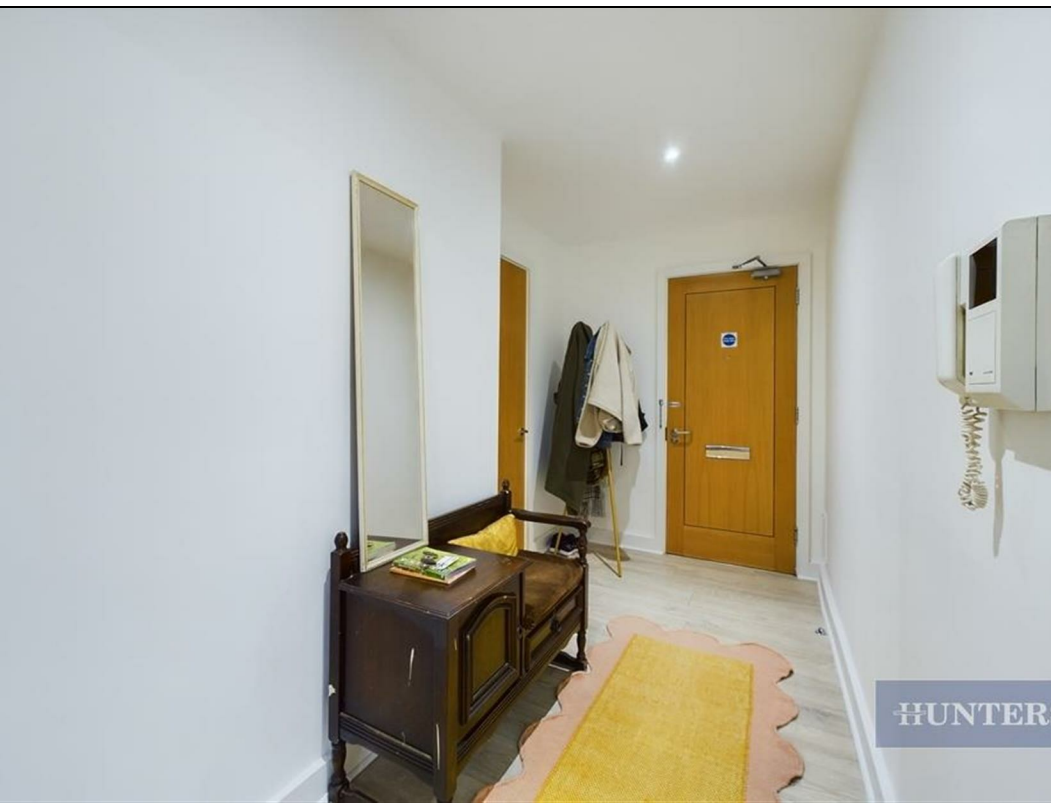
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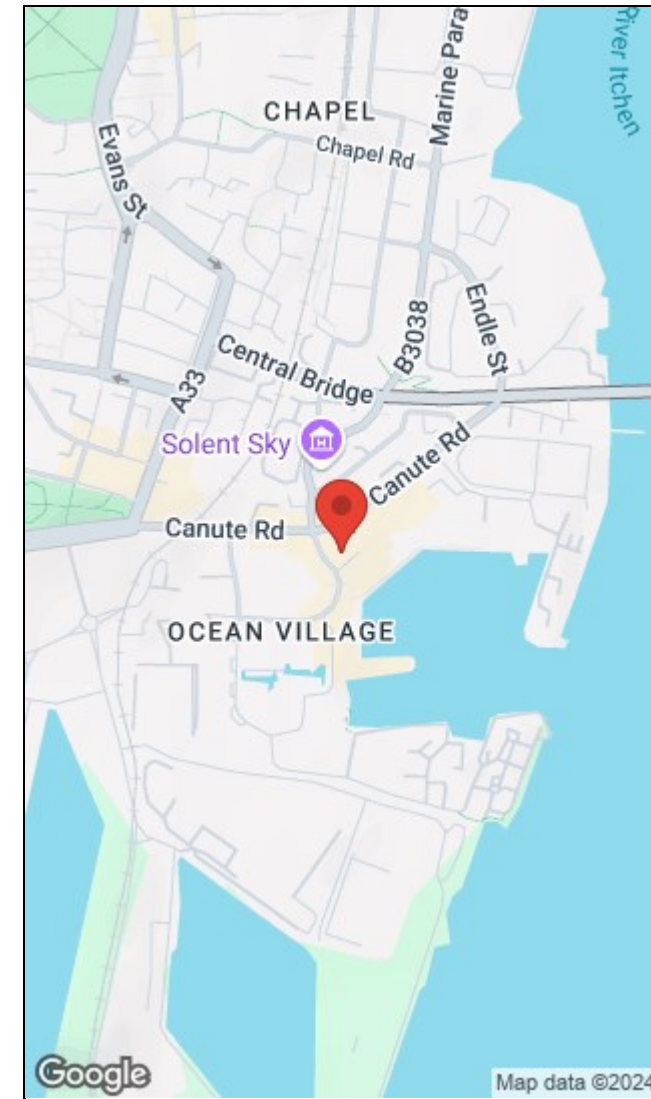
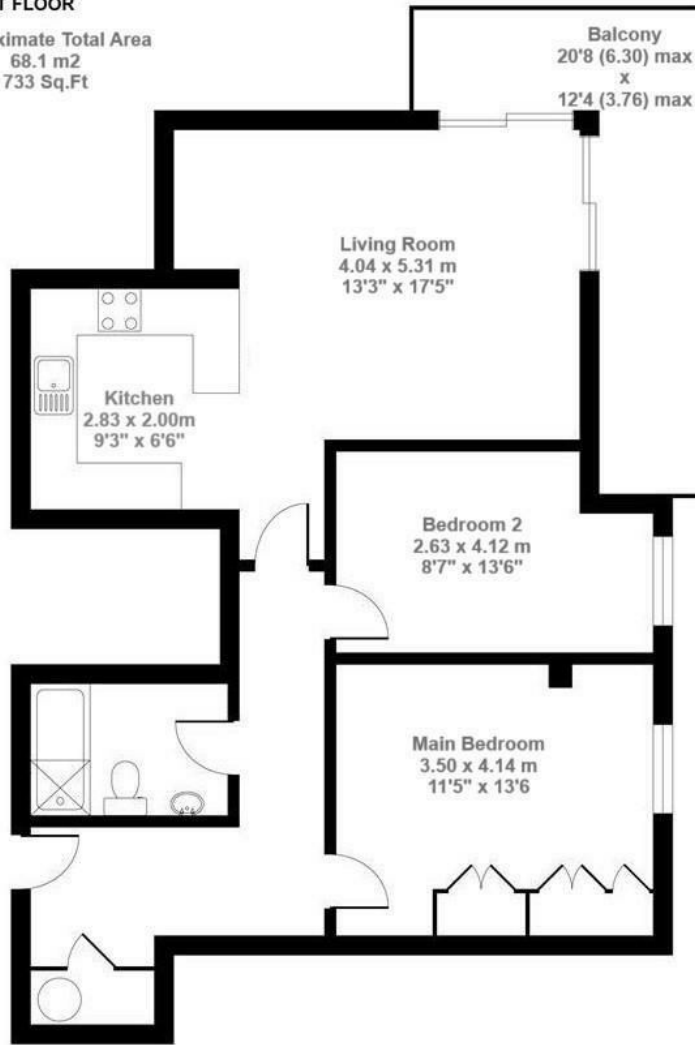
KEY FEATURES

- TWO DOUBLE BEDROOMS
- CONTEMPORARY OPEN PLAN LIVING
- LARGE WRAP-AROUND BALCONY
 - INTEGRATED KITCHEN
 - MODERN BATHROOM
- IDEAL INVESTMENT/FIRST PURCHASE
- CURRENTLY ACHIEVING £1,200 PER MONTH
 - AMPLE STORAGE SPACE
 - OCEAN VILLAGE LOCATION





FIRST FLOOR
 Approximate Total Area
 68.1 m²
 733 Sq.Ft



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	
67	67
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	

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