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# Ranger Court, Ocean Way, SO14

## Offers In Excess Of £270,000



A generously proportioned, modern, recently decorated penthouse apartment with a superb balcony offering water views, a comfortable and convenient living experience.

Located in the heart of Ocean Village, this bright and airy apartment further boasts two spacious bedrooms, integrated contemporary kitchen, two bathrooms and an under croft car-parking space.

The current owner has recently decorated throughout and had new carpets fitted, making this home "move-in" ready. This property also offers a fantastic rental investment opportunity.

The Entrance Hall welcomes you with a smooth finish to ceiling with inset spotlights, door to side elevation, storage cupboard and easy to maintain wood effect Karndean flooring mainly throughout. The kitchen has a range of modern wall, base and drawer units with roll top work surface, stainless steel sink and drainer inset, an integrated AEG all in one oven with hob, with an extractor fan above, integrated Zanussi washer dryer, space for fridge freezer, tiled splashbacks, opening to the bright and airy Lounge/Diner, radiator double glazed patio doors with built in blinds to front elevation onto balcony. There is one way privacy shielding fitted to the glass of the balcony doors. Bedroom One has double glazed window, fitted wardrobe with sliding doors, radiator, and an En-suite shower room. The Second Bedroom also has fitted wardrobes. The family bathroom offers bath with shower over, wash hand basin, low level WC, mirror inset, tiling to floor and applicable areas.

An additional benefit is that a water pump has been fitted to improve water pressure across all water outlets.

Ocean village in which it is located is a wonderful and highly sought-after area of the city and offers 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.

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## KEY FEATURES

- WATER VIEWS
- TWO DOUBLE BEDROOMS
- CONTEMPORARY OPEN PLAN LIVING
- LARGE WRAP-AROUND BALCONY
  - INTEGRATED KITCHEN
  - MODERN BATHROOM
  - ENSUIT SHOWERROOM
  - UNDERCROFT PARKING
  - AMPLE STORAGE SPACE
- OCEAN VILLAGE LOCATION







