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The Moresby Tower, Southampton

Offers In Excess Of £450,000



One of the most impressive properties in Ocean Village, this exquisite 17th floor apartment boasts just over 1000 square feet of premium luxury, in the iconic Moresby Tower. Having been significantly enhanced and upgraded from its original specification this three-bedroom waterfront apartment with breath taking views of the marina and panoramic views of the city.

Upon entering, you're welcomed by a spacious L-shaped hallway that provides access to all the rooms in the house. This hallway also includes a discreet utility space for added convenience. Two of the generously sized bedrooms feature double doors leading to a balcony that overlooks the Marina. The principal bedroom comes complete with an en-suite bathroom and built-in wardrobes, while the second bedroom is also a large double. The third bedroom boasts fantastic views. The property includes a modern three-piece family bathroom and a fully fitted kitchen with integrated appliances, including a wine cooler. The open-plan lounge/diner is a highlight, featuring floor-to-ceiling patio doors that open onto a spacious balcony with stunning views of the Marina and Southampton Water.

There is an undercroft 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 the lively Oxford Street just 0.5 miles

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

Material Information - Southampton

Tenure Type: Leasehold
Leasehold Years remaining on lease: 115 Years Remaining Approx.
Leasehold Annual Service Charge Amount: £3573.56 Per Annum Approx.
Leasehold Ground Rent Amount: £300.00 Per Annum Approx.
Council Tax Banding: E

AML

Agents are required by law to conduct anti-money laundering checks on all those buying a property.

We outsource the initial checks to partner suppliers Coadjute who will contact you once you have had an offer accepted on a property you wish to buy.

The cost of these checks is £48inc vat per person. This is a non-refundable fee.

These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required.

This fee will need to be paid and the checks completed in advance of the office issuing a memorandum of sale on the property you would like to buy.

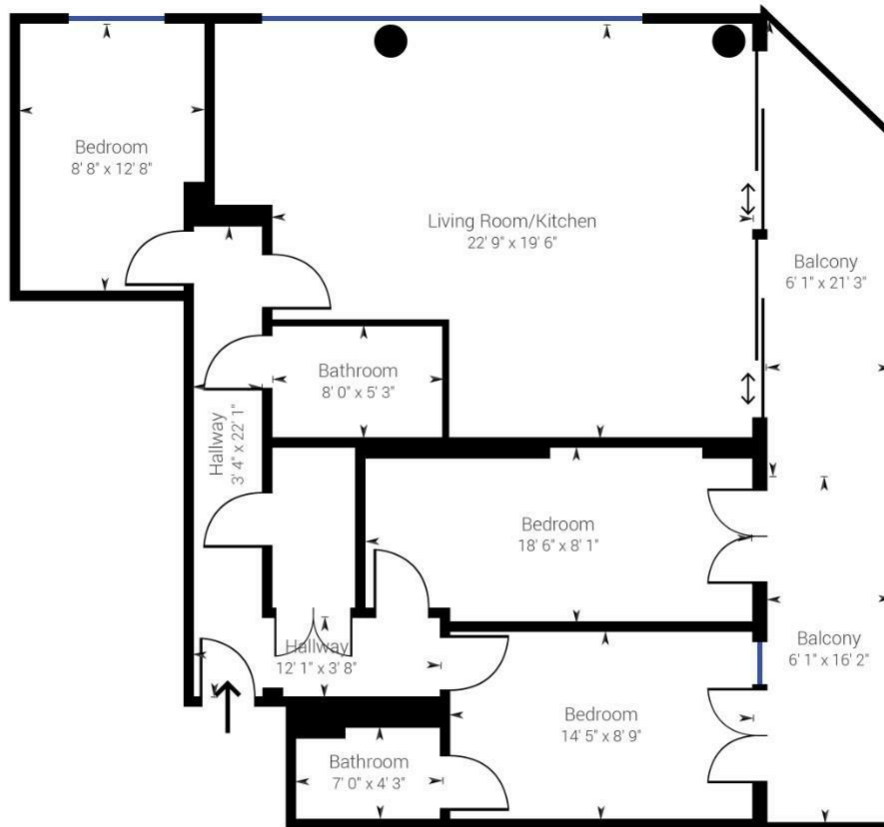
KEY FEATURES

- Luxury Apartment
- Parking For Two Cars
- 24 Hour Concierge Service
- Residence Gym
- Fantastic Views of Southampton
- Three Bedrooms
- En suite to Master Bedroom
- Waterside Property
- Modern Fully Fitted Open Plan Kitchen
- Highly Desirable Ocean Village Location



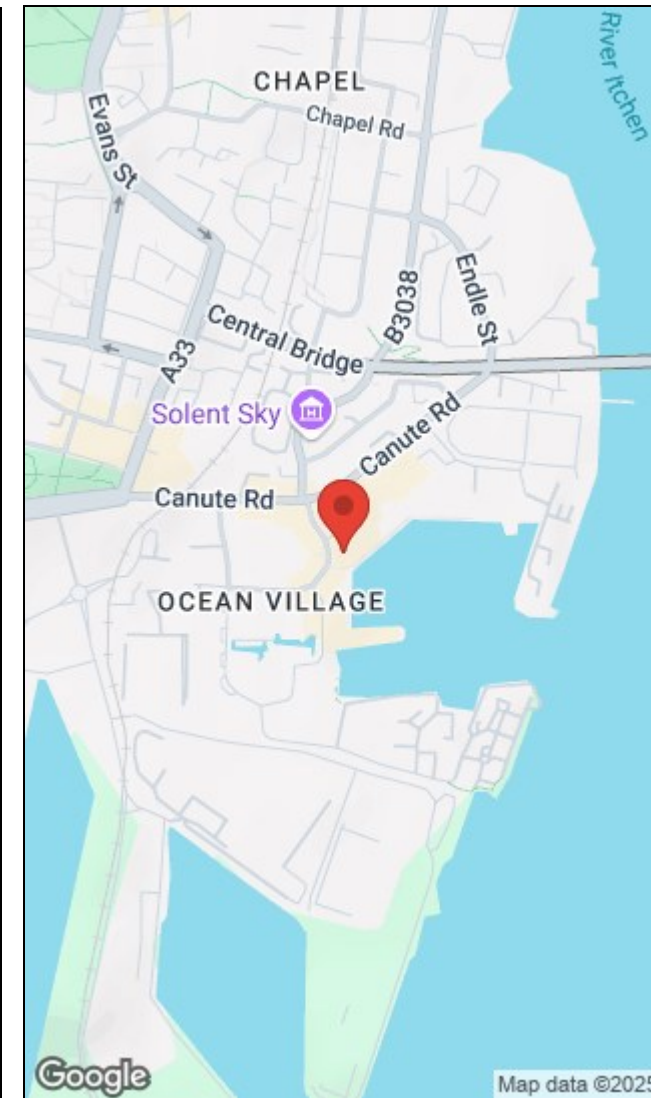






Approximate net internal area: 1028.48 ft² (1242.25 ft²)
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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

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