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# Mistral, Channel Way, Southampton

## Offers In Excess Of £280,000



Located in the highly sought-after Ocean Village , this exquisite two-bedroom fourth floor apartment with a balcony offers views over the marina and communal gardens. This residence has a lift to all floors and offers spacious accommodation which is perfectly designed to cater to your luxurious lifestyle.

As you enter this beautifully designed lateral apartment, you are immediately welcomed by a spacious hallway, the reception area offers modern open-plan living with complemented kitchen that boasts sleek cabinetry, countertops and integrated appliances. The bright and airy lounge extends seamlessly onto a private balcony via sliding doors, providing tranquil views over the communal gardens and Southampton Marina, perfect for relaxing or entertaining. The thoughtfully designed layout includes two well-proportioned bedrooms with the main bedroom comprising of build in wardrobe and an ensuite bathroom. The property also offers a family bathroom with a shower over bath.

Additional features elevate the apartment's appeal, including multiple storage and utility cupboards, an allocated parking space.

EWSI has B2 rating with Freeholders Certificate in place and available on request.

Mistral in Channel Way, Ocean Village is ideally located within easy walking distance of local shops along lively Oxford Street, or you can explore the vibrant bars and restaurants of Ocean Village and the luxury Southampton Harbour Hotel right on your doorstep.

Tenure Type: Leasehold

Leasehold Annual Service Charges: £3,863 Per Annum Approx. Our Client has informed us that this amount is expected to reduce from next year.

Car Parking Service Charge : £148 Per Annum Approx.

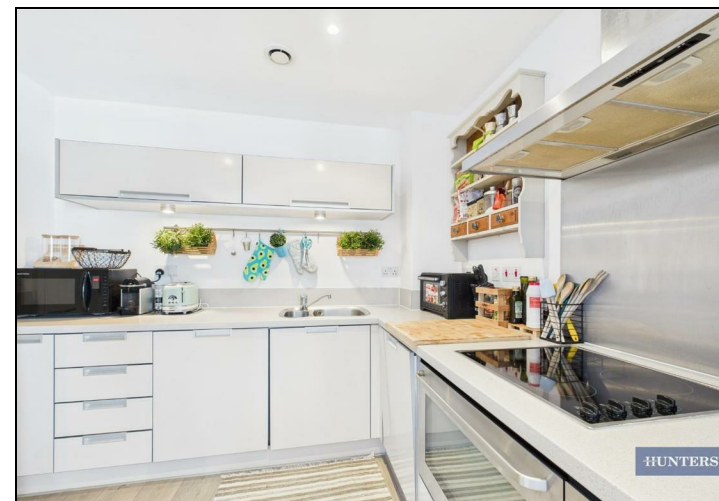
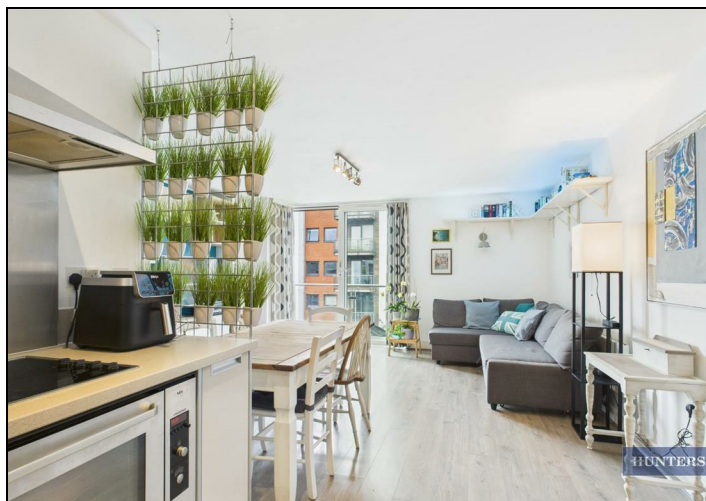
Building Reserve Fund in Advance : £1,025 Per Annum Approx.

Leasehold Ground Rent: £250 Per Annum

Council Tax Band : C

## KEY FEATURES

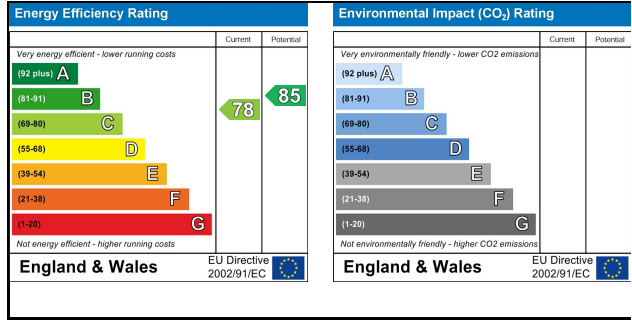
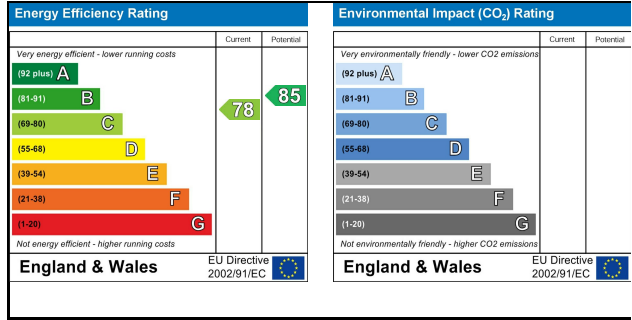
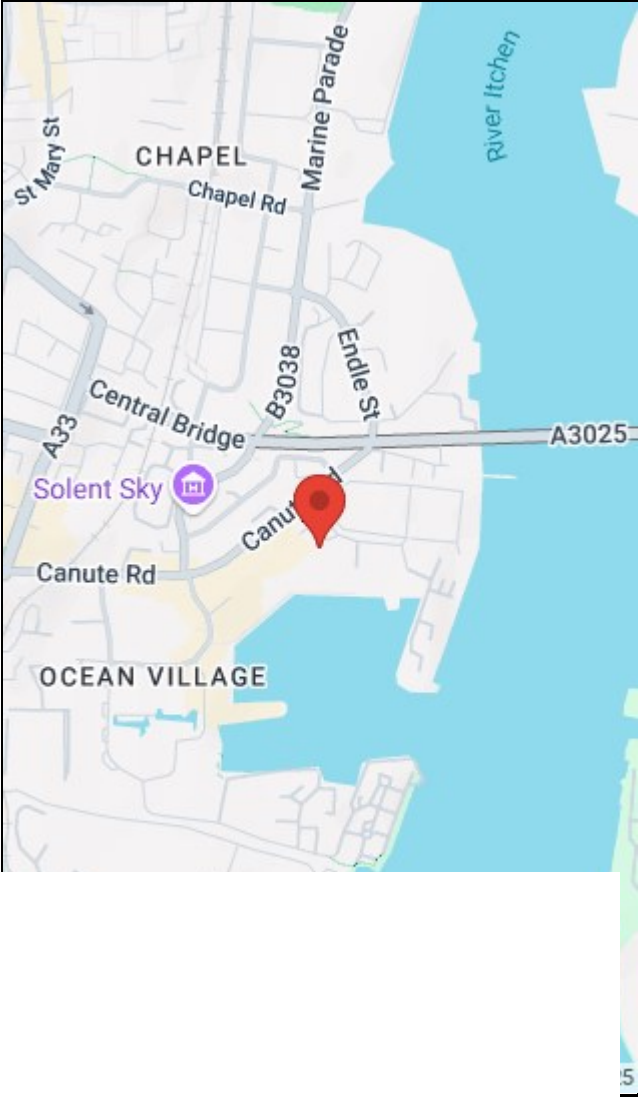
- Ocean Village Location
- Marina & Garden Views
  - Balcony
- Spacious Open Plan Living
  - Modern Kitchen
- Two Double Bedrooms
  - Two Bathrooms
- Smart Centralised Heating
  - Underground Parking
- Pantry Cupboard











38 Bedford Place, Southampton, Hampshire, SO15 2DG | 02380 987 720  
[southampton@hunters.com](mailto:southampton@hunters.com) | [www.hunters.com](http://www.hunters.com)



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