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**With 13m mooring**



# Cadland Court, Ocean Village, SO14

## Guide Price £550,000



Offering an exclusive 13 metre mooring and with no onward chain, this stylish three bedroom semi-detached home with a garden in the heart of Ocean Village. Explore an array of amenities on your door step offering vibrant bars and restaurants Southampton Harbour Hotel.

Upon entering this beautifully designed three-storey townhouse, you are greeted by a striking entrance hall that showcases an impressive open view from the ground floor all the way to the top level.

The ground floor features a versatile bedroom which can also serve as a home office, complete with direct access to a private patio. A secure gate opens onto the marina walkway, which benefits from 24/7 security. This room is complemented by a convenient en-suite bathroom with a modern three-piece suite. A utility area with dedicated space for a washer and dryer completes the ground floor.

On the first floor, you'll find a well-appointed kitchen with ample space for all appliances. A hatch connects the kitchen to the spacious 24m<sup>2</sup> lounge, creating an open and airy feel. The lounge extends to a balcony that offers stunning views of the River Itchen, providing the perfect spot to relax.

The top floor hosts the master bedroom, which boasts generous built-in wardrobe space and a private en-suite bathroom. Also on this floor is an additional bedroom and a contemporary family bathroom. This townhouse offers flexible living in a secure, picturesque setting, ideal for those seeking comfort, convenience, and waterside charm.

Ocean Village offers 24 hour deep-water access with no lock gates and minimal current, the marina provides excellent shelter from extreme winds.

Tenure Type: Leasehold

Leasehold Years remaining on lease: 959 Years remaining approx.

Leasehold Annual Service Charge Amount £1732.84 per annum approx.

Leasehold Reserve Fund £4799.37 per annum approx.

Leasehold Berth Rent £476.95 per annum approx.

Leasehold Ground Rent Amount £1.20 per annum approx.



## KEY FEATURES

- 13 metre private mooring in Ocean Village Marina, with 24 hour deep-water access
- No onward chain – move-in ready for a smooth and swift purchase
- Stylish three-bedroom, semi-detached townhouse with flexible living space
- Spacious lounge (24m<sup>2</sup>) with balcony opening onto the River Itchen
- Versatile ground floor bedroom and home office with en-suite and access to a private patio
- Private gated access from the property to the marina walkway with 24/7 security
- Modern kitchen with ample appliance space and open hatch to lounge for natural light
- Master bedroom with built-in wardrobes and a sleek en-suite on the top floor
- Additional bedroom and contemporary family bathroom also on the top floor
- Ample parking right on your doorstep













