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# Alexandra Wharf, Maritime Walk, Ocean Village

## Offers In Excess Of £500,000



A rare opportunity to acquire this beautifully presented duplex apartment offering over 1,000 sq. ft. of modern living space with uninterrupted marina views. Situated within Alexandra Wharf development in Ocean Village, this two-bedroom property combines luxury living with a vibrant waterside lifestyle.

On the lower level of the apartment you are welcomed by a generous entrance hall with under-stair storage and a separate utility room discreetly tucked away from the main living space. The apartment features a spacious open-plan living and dining area measuring approximately 43.4 sq. m, with floor-to-ceiling windows and a balcony offering stunning south-easterly views across the marina — ideal for entertaining or relaxing in style. The contemporary kitchen is fully fitted with Bosch integrated appliances, sleek white cabinetry, easy-clean surfaces and a practical breakfast bar. A convenient guest WC is also located on this floor.

Upstairs, the property boasts two well-proportioned double bedrooms, each with its own en-suite bathroom. The principal bedroom benefits from a walk-in wardrobe, providing ample storage space.

The apartment also comes with a secure under-croft parking space and is serviced by a 24-hour concierge, enhancing both convenience and peace of mind. Residents have access to a secure entry system and lift access to all floors within this gated development.

Located just 0.8 miles from Southampton City Centre, Alexandra Wharf offers marina views and access to Ocean Village's restaurants, cafés, shops, and the Harbour Hotel & Spa with its rooftop bar and Jetty restaurant. With nearby transport links and cultural attractions, it's ideal for professionals, couples, or a stylish second home by the water.

Leasehold Years remaining on lease; 142 Years Approx.

Leasehold Annual Service Charge Amount : £6225.40 Approx.

Leasehold Ground Rent Amount: £258.96 Per Annum.

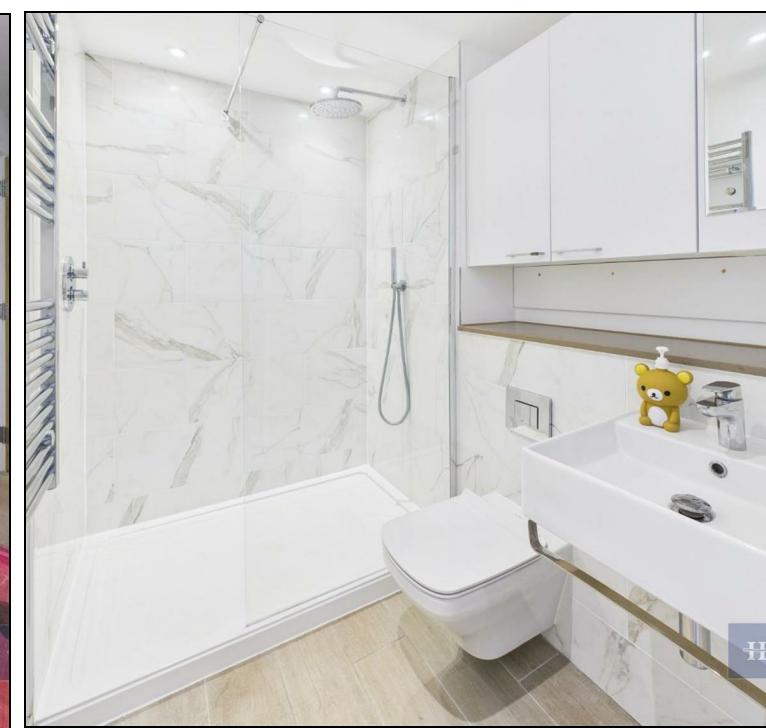
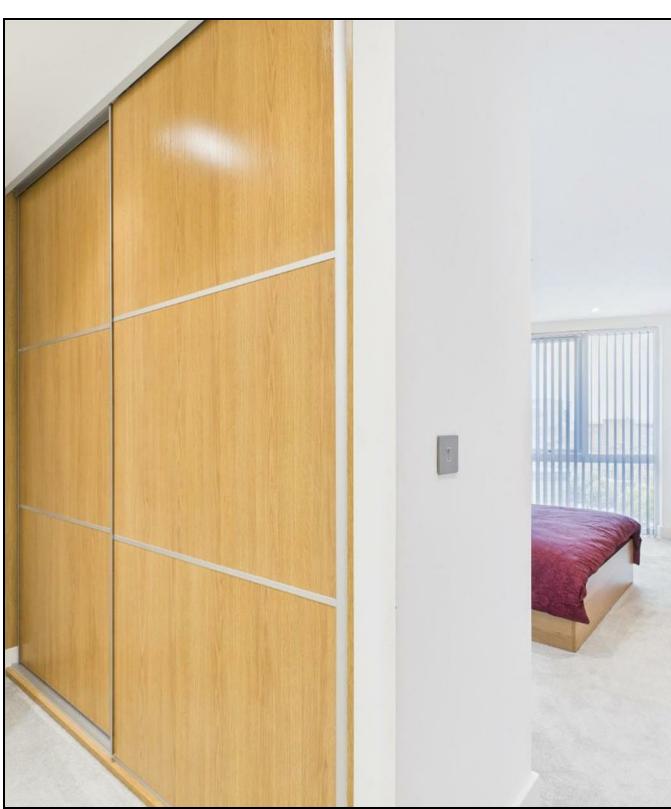
Council Tax Banding; E

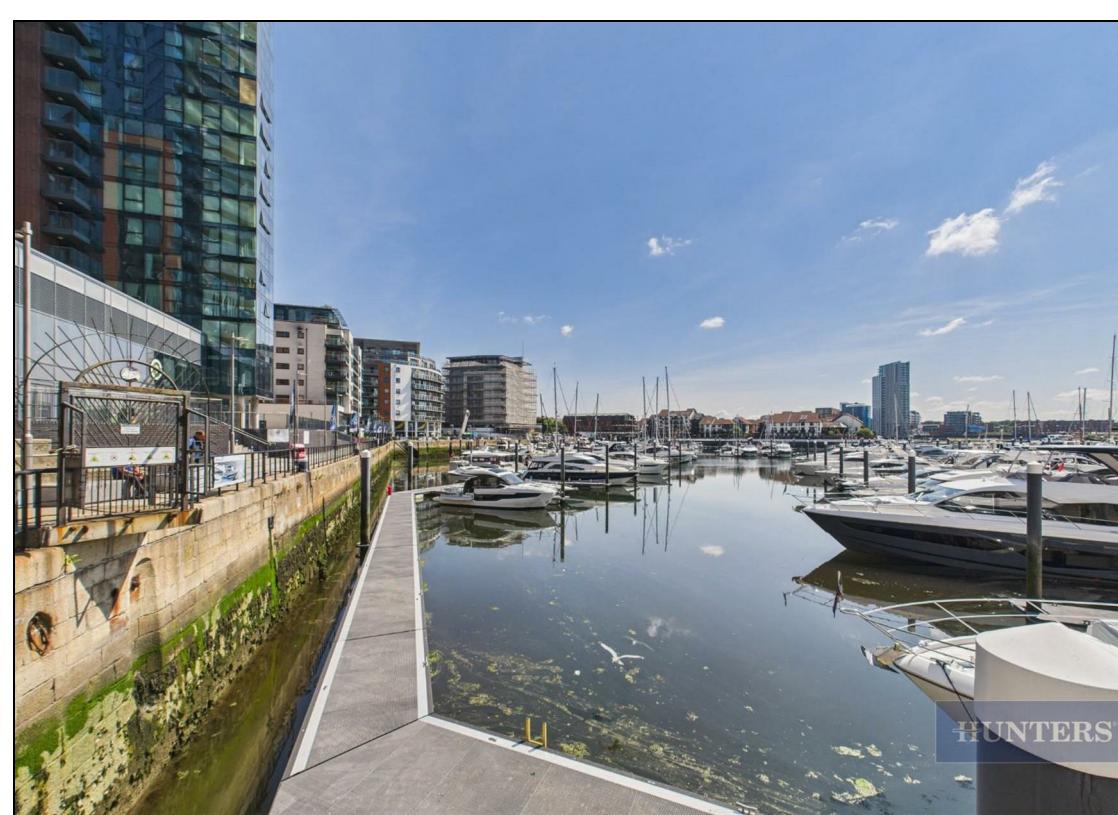
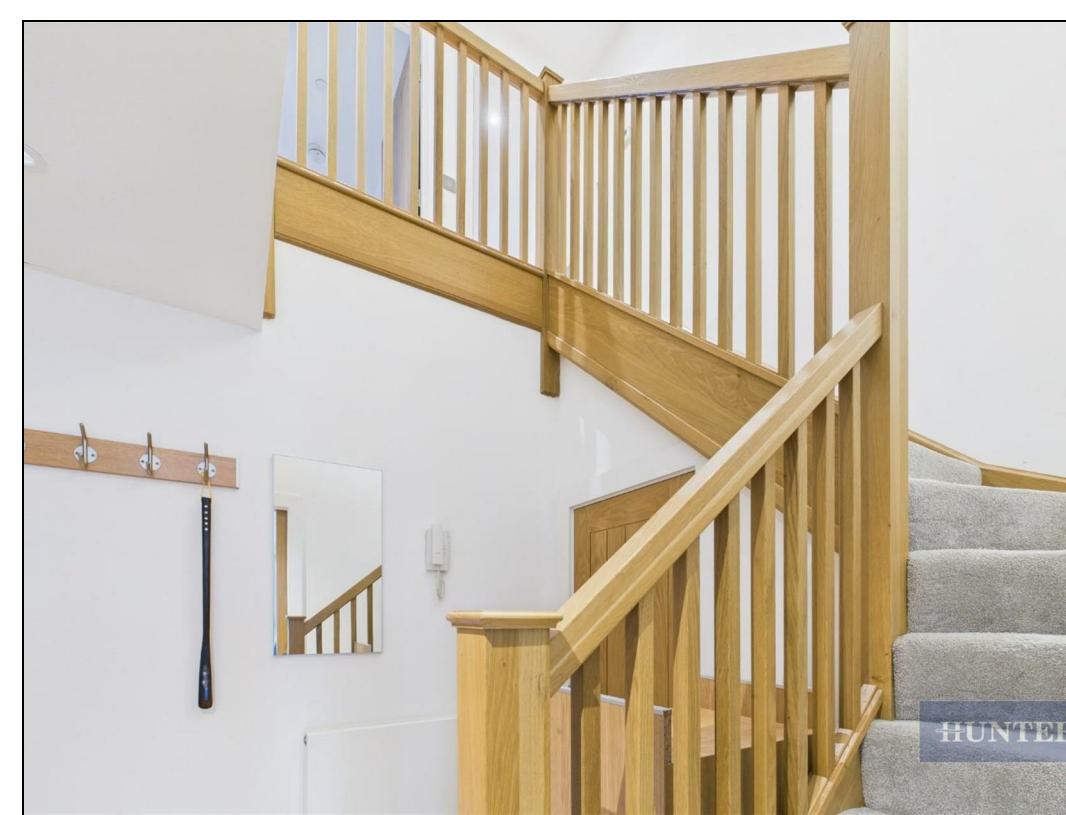
EWSI Rating: B1 (no remedial work are required).

## KEY FEATURES

- Magnificent Duplex Apartment
- Superb Marina Views
- Two Double Bedrooms
- Open Plan Living with Fitted Kitchen
  - Utility Cupboard
  - Guest Cloakroom
- Both Bedrooms with an En-Suite Bathroom
- Downstairs W/C
- Secure Undercroft Parking
- Concierge Reception

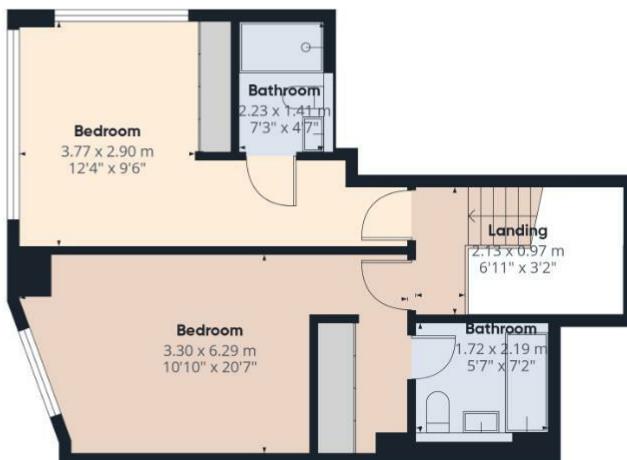








Ground Floor



Floor 1

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Approximate total area<sup>(1)</sup>

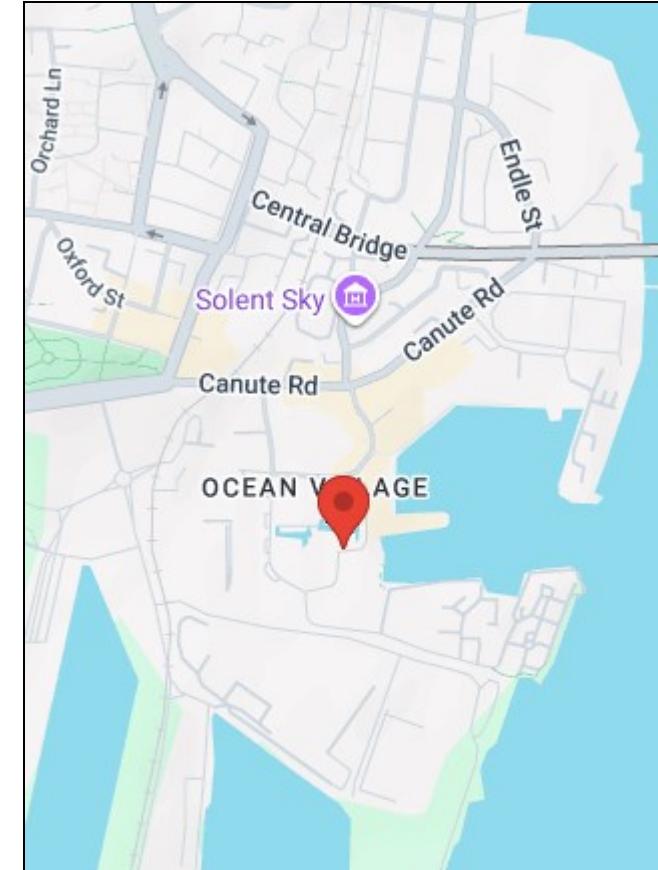
100.3 m<sup>2</sup>  
1080 ft<sup>2</sup>

Balconies and terraces  
6.5 m<sup>2</sup>  
70 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) 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			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Not environmentally friendly - higher CO <sub>2</sub> 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 <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

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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