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# Alexandra Wharf, Ocean Village, SO14

## Offers In Excess Of £500,000



Set across two levels and thoughtfully designed for modern marina living, this spacious two-bedroom duplex offers over 1,080 sq ft of stylish accommodation, including a private balcony and two luxurious bathrooms.

This impressive apartment is arranged around a generous open-plan kitchen/living area extending to over 23ft, with full-height windows and doors opening onto a private balcony, perfect for soaking up the marina atmosphere. The ground floor also includes a welcoming hallway and a convenient WC.

Upstairs, the principal bedroom spans over 20ft and features a dedicated space for a wardrobe as you enter, along with its own en-suite. The second double bedroom also benefits from a private en-suite. This layout offers excellent space and separation, ideal for guests, sharers, or use as a home office, further enhanced by abundant natural light and contemporary finishes throughout.

Additional benefits include secure gated parking, lift access, and a share of freehold. Residents enjoy all the perks of Ocean Village living, with the renowned Harbour Hotel & Spa, waterfront restaurants, cafes, and vibrant Oxford Street just a short stroll away. Excellent transport links, ferry access to the Isle of Wight, and proximity to the city centre make this an unbeatable location for both lifestyle and convenience.

Tenure: Leasehold

Leasehold Years remaining on lease: 114 years remaining

Service charge: £6,612.63 pa appox.

Leasehold Ground Rent Amount: £258.96

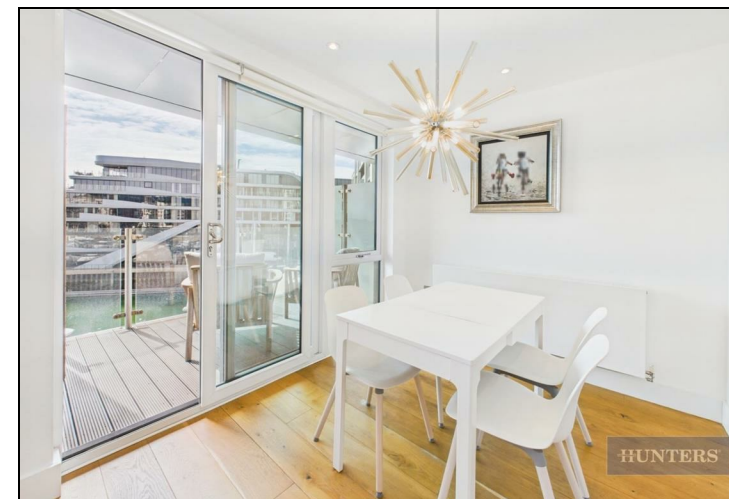
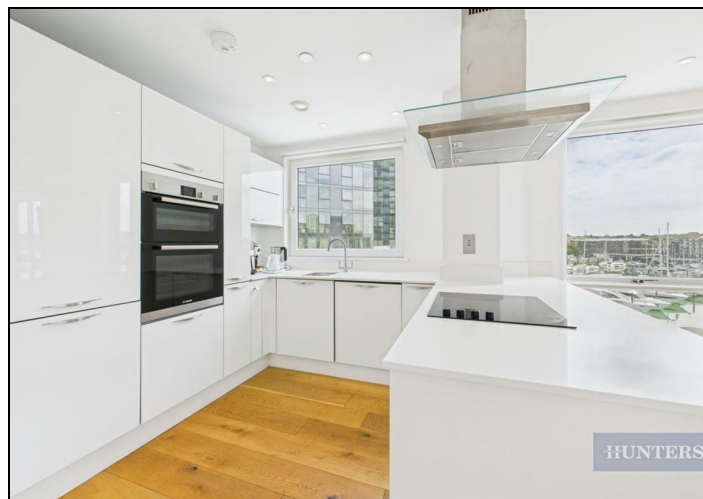
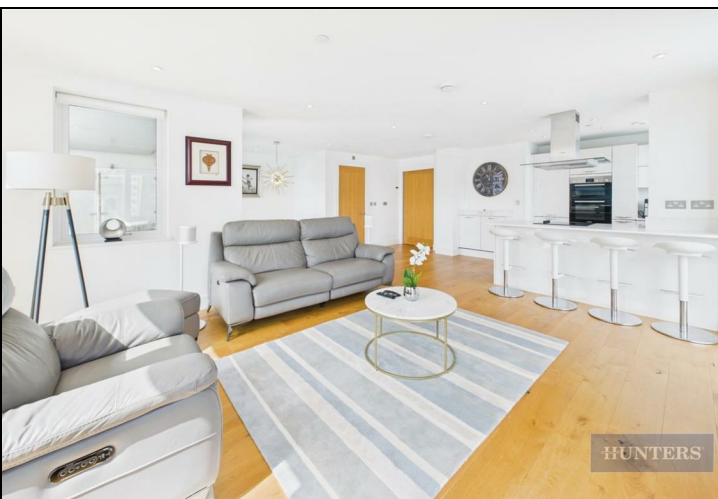
EWS1 status: B1 rating (no remedial works required)

Council Tax Banding: E

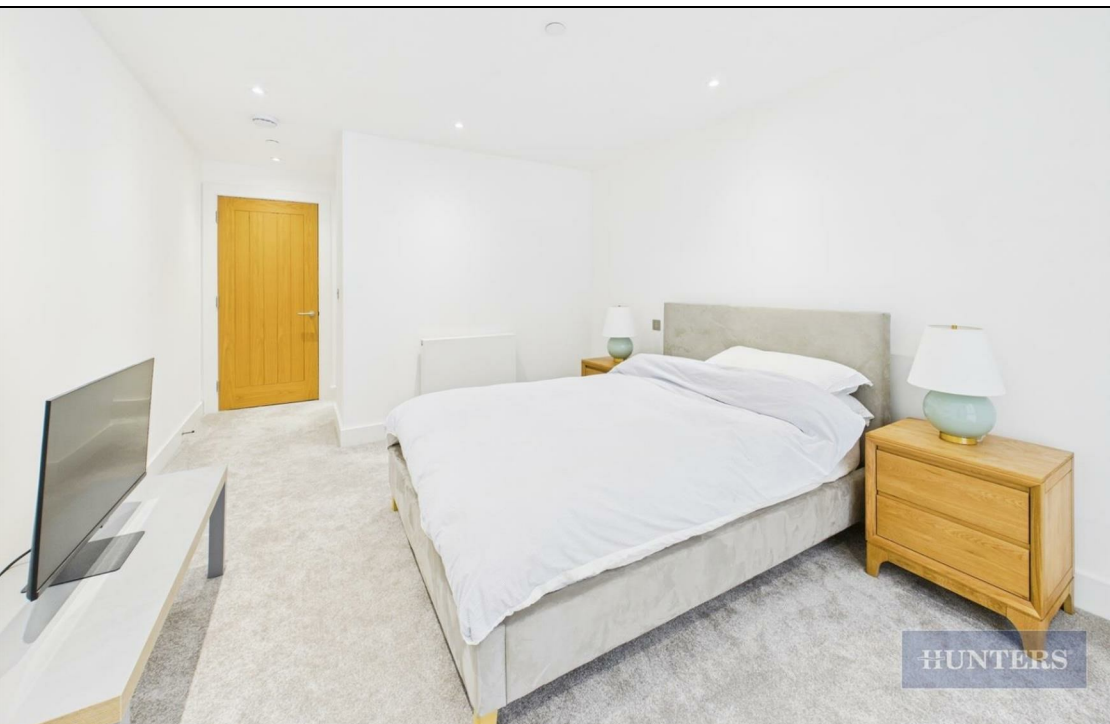
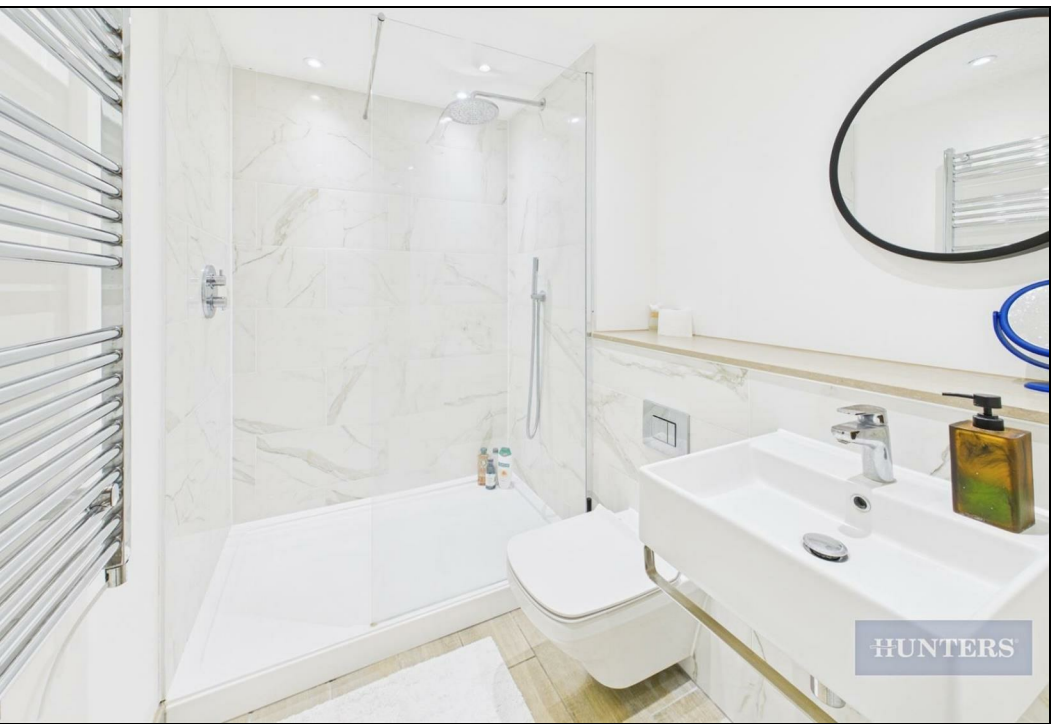
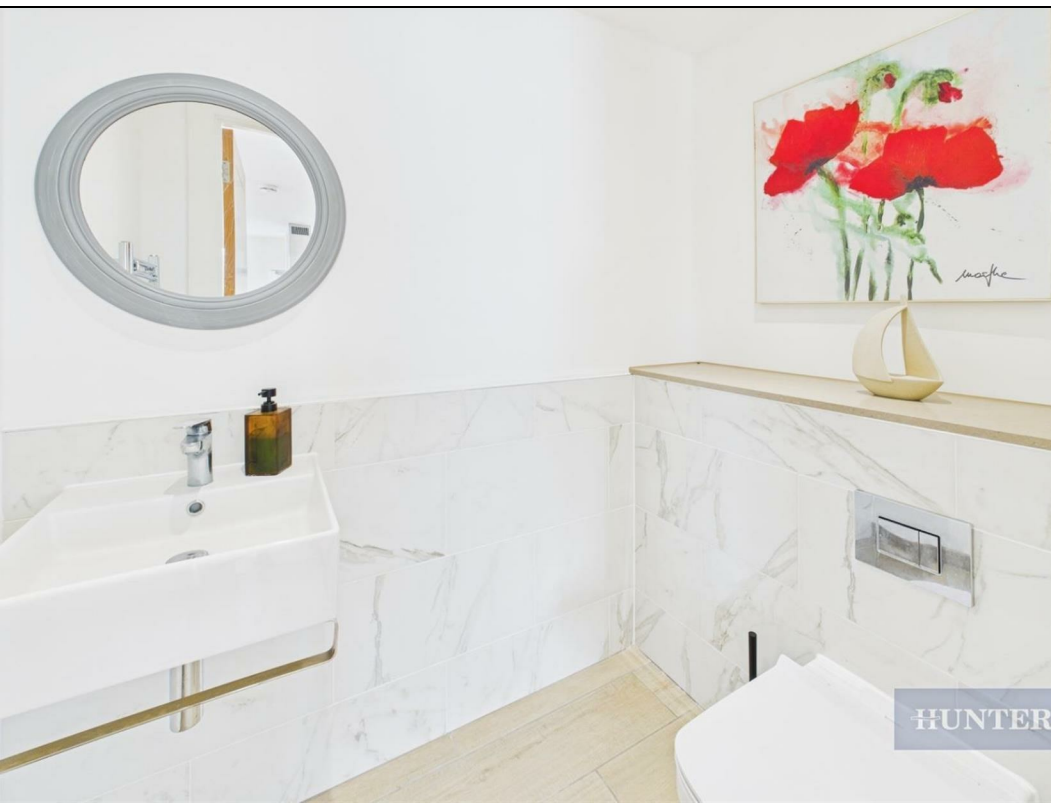


## KEY FEATURES

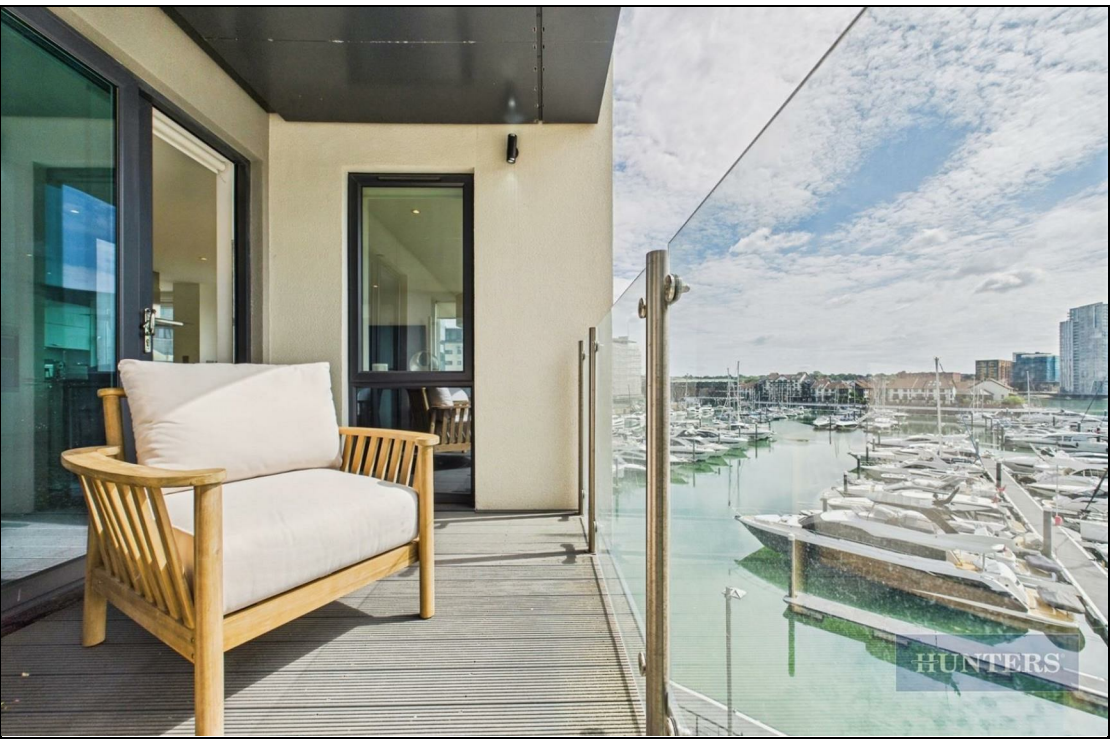
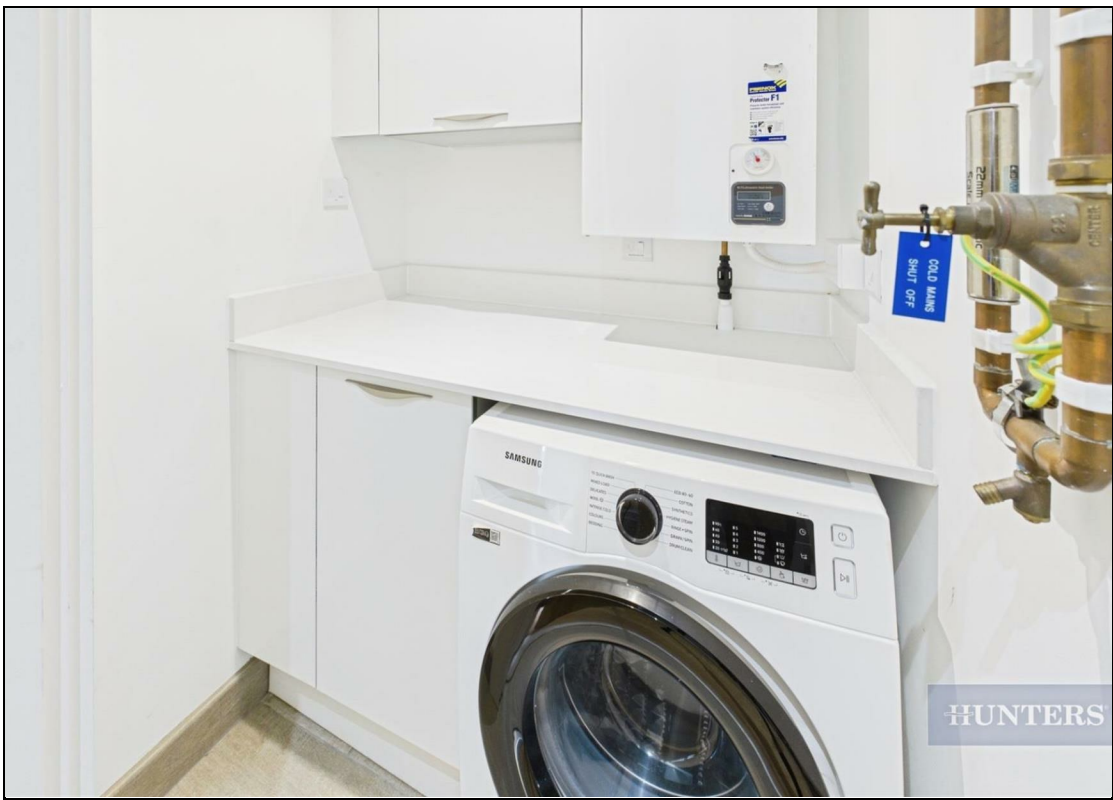
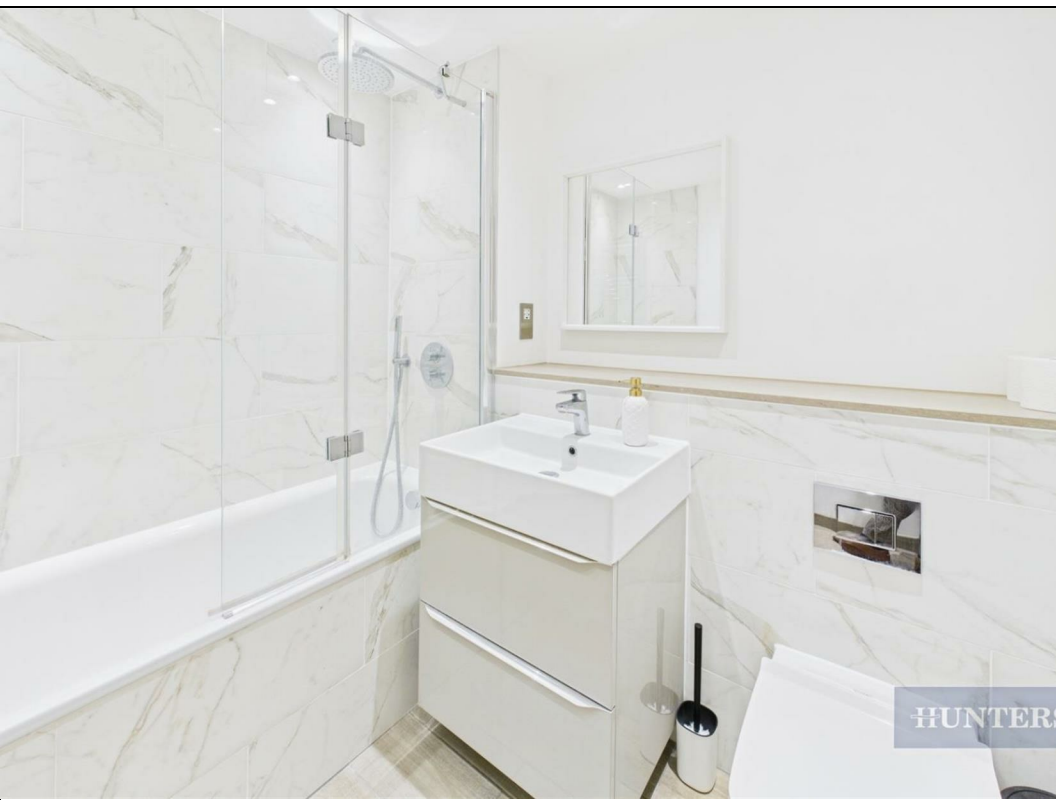
- Spacious 2-bedroom duplex
- Stylish open-plan kitchen/living area
  - Full-height windows
- Principal bedroom with en-suite bathroom
  - Downstairs WC
- Contemporary finishes
- Secure gated parking
- EWSI BI rated (no remedial work)
- Prime Ocean Village location
  - Waterside Properties

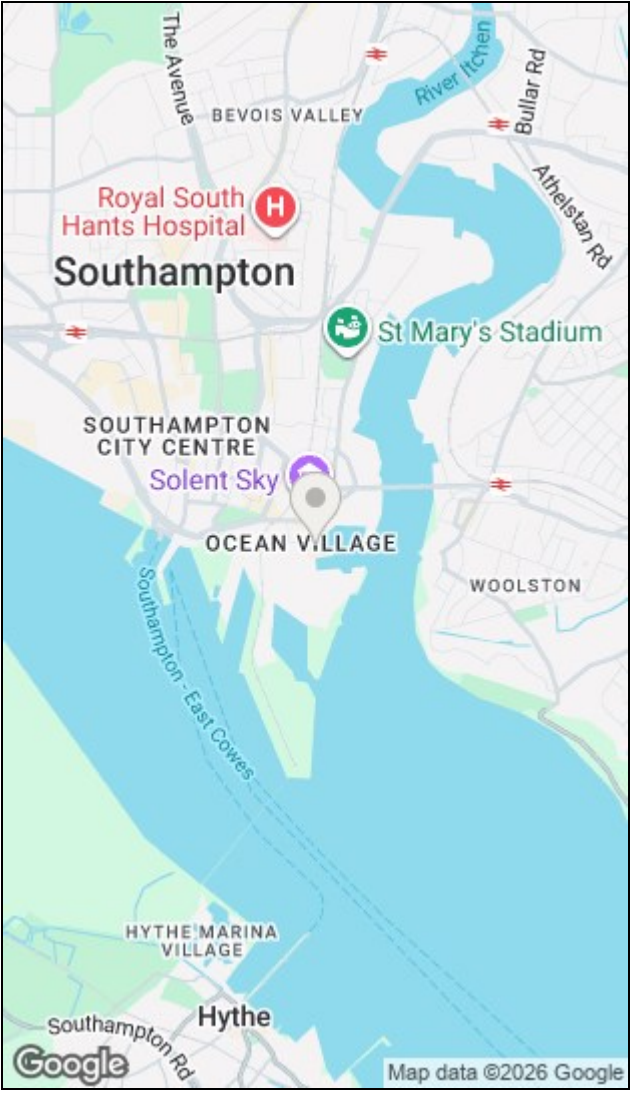












Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	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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