



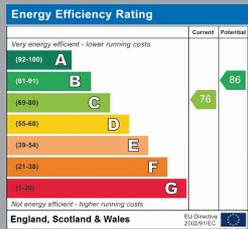
3 OCEANA BOULEVARD  
SOUTHAMPTON  
Hampshire, SO14 3HF

£1,325 PCM

[goadsby.com](http://goadsby.com)

TWO BEDROOM APARTMENT IN THE CITY CENTRE WITH EN-SUITE TO MAIN BEDROOM, ALLOCATED UNDERCROFT PARKING AND BALCONY

- Two bedroom apartment
- Part Furnished
- Allocated under-croft parking
- Balcony
- EPC Rating- Band C



Reference: 822713

**Deposit Amount:** £1,528.00

**Council Tax:** Band C

**Furnishing:** Part Furnished

**Heating Type:** Electric panel heaters

**Parking:** Allocated Parking Space (Under croft - small space)

**Utilities:**

- Mains Electricity
- Mains metered

**Drainage:** Mains

**Broadband:** Refer to Ofcom website [www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

**Mobile Signal:** Refer to Ofcom website [www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

**Flood Risk:** For more information refer to gov.uk, check long term flood risk [www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)



Part-furnished two bedroom second floor apartment in Southampton City Centre with allocated under-croft parking (small parking space).

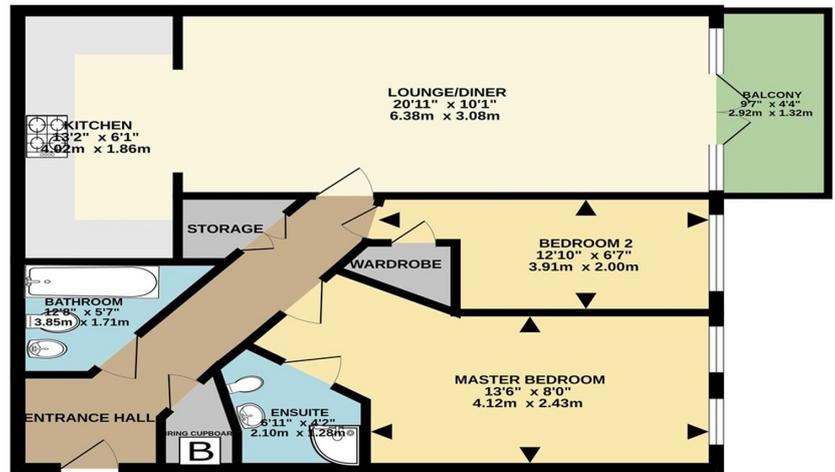
The entrance hallway offers plenty of storage and leads through to the spacious lounge diner. The modern, glossy kitchen is complete with white goods including a dishwasher, freestanding fridge/freezer and washing machine.

Bedroom one is a double with en-suite shower room, furniture included; bedside tables, double bed and mattress, chest of drawers and wardrobe. Bedroom two is a good sized single which could also be used as an office space, furniture included bedside table, 2 x IKEA white shelving units.

The main bathroom is off of the hallway and benefits from a full sized bath with shower mixer taps.

The balcony is accessed from the living room. Living room is furnished with TV stand only.

Please note the marketing photos for this property were taken before the current tenancy commenced in 2022. The carpets in both bedrooms are in the process of being replaced. The furniture included is listed above.



This Floor Plan is for guidance only and is NOT TO SCALE. Made with Metropac 02024

**PLEASE NOTE:**

Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

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