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HERE TO GET you THERE
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Calshot Court, Ocean Village, SO14

Offers In The Region Of £575,000

Low % service charge due to no mooring

An exquisite town house set in the heart of Southampton's impressive Ocean Village marina in a quiet cul-de sac. The allure of this home begins with its attractive curb appeal boasting ample accommodation over three floors, with desirable front row water views with a private patio and balcony.

The home radiates from and around the beautifully presented modern kitchen/dining room, which emanates a high-end finish with gleaming countertops, and influences an inviting atmosphere perfect for gatherings with friends and family. Adjacent to this popular multi-use area is the large living room with window and doors onto the balcony which offers panoramic scenic marina views, an immediate invite to you to unwind in style. As you explore further, each of the three double bedrooms come complete with its own en-suite bathroom. Convenience is also paramount in this dwelling, with a cloakroom thoughtfully situated on the ground floor, an enviable driveway offers ample off-road parking for two cars and a private garage.

Ocean Village is the best marina in this area to offer 24-hour, deep-water access with no lock-gates and a minimal current. The surrounding buildings offer excellent shelter for all vessels when extreme winds are evident. Night and day you can watch all manner of maritime traffic, from sailing yachts and motorboats in the marina, to majestic ocean liners heading off down Southampton water. Follow the Titanic trail of history or enjoy a shopping trip to the bustling city centre, within easy walking distance via lively Oxford Street or, simply visit one of the bars or restaurants within Ocean Village or the Five Star Southampton Harbour Hotel on your doorstep.

Lease : 963 Years Remaining Approx.
Service Charge : £590.18 Per Annum Approx. (includes sinking funds)
Ground Rent: Peppercorn at £1.20
Council Tax Band : F
EPC : D

KEY FEATURES

- An Exquisite 3 Bedroom Townhouse
- 15 meter mooring available by separate negotiation
- Private Terrace & Balcony
- Modern Kitchen
- Three En-Suite Bathrooms
- Utility Area
- Double Garage + Off Rd Parking for 2 Cars
- Electric Vehicle Charge Point
- Internal Square Footage Approx 1593
- Waterside property

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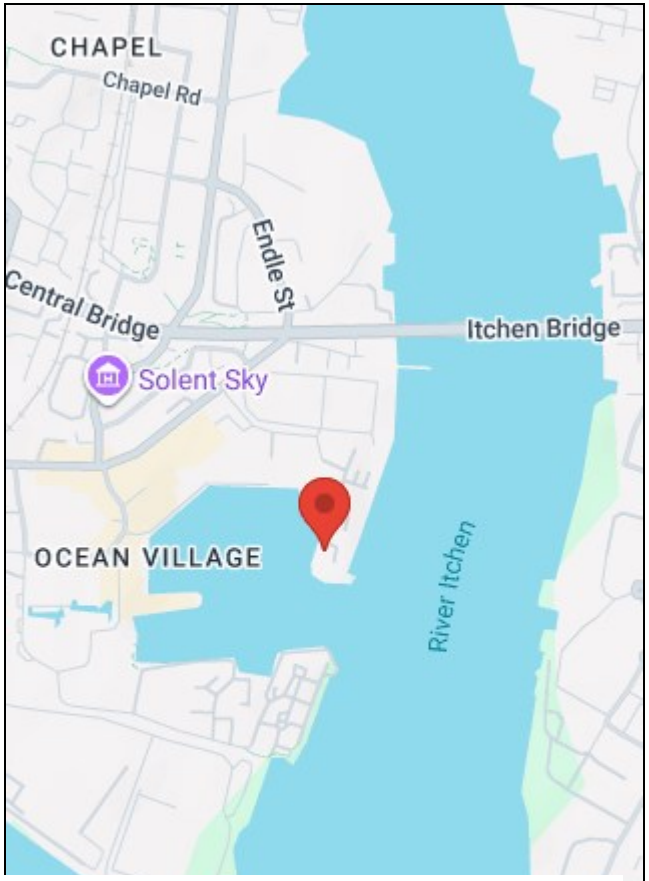

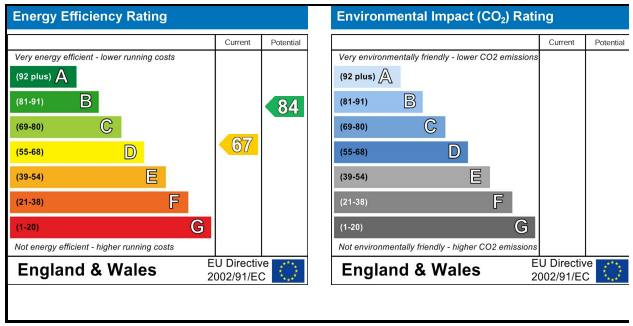

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