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3 2 1 2 B

The Moresby, Southampton SO14

Offers In Excess Of £500,000



Set across a single level in the heart of Ocean Village, this three-bedroom apartment is finished to high specification. With underfloor heating, comfort cooling air conditioning and, stunning marina views from the private terrace, it represents the very height of luxury living.

Upon entering, you have two bedrooms to the right side, further along the corridor is the striking open-plan kitchen and living area, complete with a sleek kitchen island and direct access to the balcony. Flooded with natural light from the panoramic windows, this impressive space perfectly balances contemporary design with everyday comfort.

The elegant master bedroom features a stylish en-suite bathroom, while two further double bedrooms are served by a beautifully appointed family bathroom.

Offering refined interiors, premium finishes, and an enviable waterside setting, and access to the onsite residents gym; this exceptional home combines sophistication, comfort, and lifestyle in equal measure.

NOTE: Photos were taken before the current tenancy.

****TENANTS IN SITU****

Tenancy End Date: 10/6/26

Current Rent : £2,640pcm

TENURE:

Leasehold Years remaining on lease; 114 years approx.

Leasehold Annual Service Charge Amount £6,900 approx.

Leasehold Ground Rent £300 approx.

Council Tax Banding: E

KEY FEATURES

- Three-bedroom apartment
- Ocean Village Location
- Two allocated parking in undercroft
 - Terrace
 - Marina views
- Under floor heating
- Oakwood flooring
- Comfort cooling a/c
- Open-plan kitchen/living space
- Access to onsite residents gym





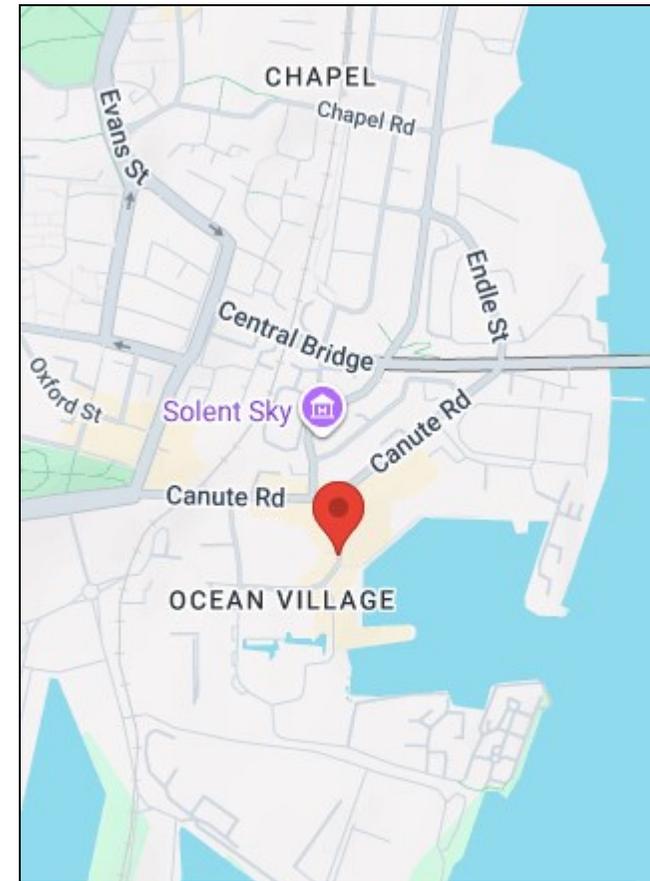




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Special conditions

95 THE HORESBY TOWER | ADMIRALS QUAY | OCEAN WAY | SOUTHAMPTON |



Energy Efficiency 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	
86	86
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	

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