

HUNTERS[®]
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Ocean Way, Southampton, SO14

Guide Price £325,000



Enjoy breath-taking views of Ocean Village Marina from the striking corner balcony of this beautifully presented two-bedroom apartment.

Set across a single floor, the home offers a modern open-plan kitchen and living area, two double bedrooms each with a built-in wardrobe, and the master bedroom has an en-suite shower room, there is also a stylish family bathroom.

Finished with elegant oak wood flooring and underfloor heating throughout, and access to the on-site residents' gym, this property delivers an exceptional blend of comfort, luxury, and contemporary waterfront living; an ideal place to call home.

NOTE: Photos were taken before the current tenancy.

****TENANT IN SITU****

Tenancy End Date: 16/9/26

Current Rent : £1,950pcm

TENURE:

Leasehold Years remaining on lease; 114 years approx.

Leasehold Annual Service Charge Amount: £5,900 approx.

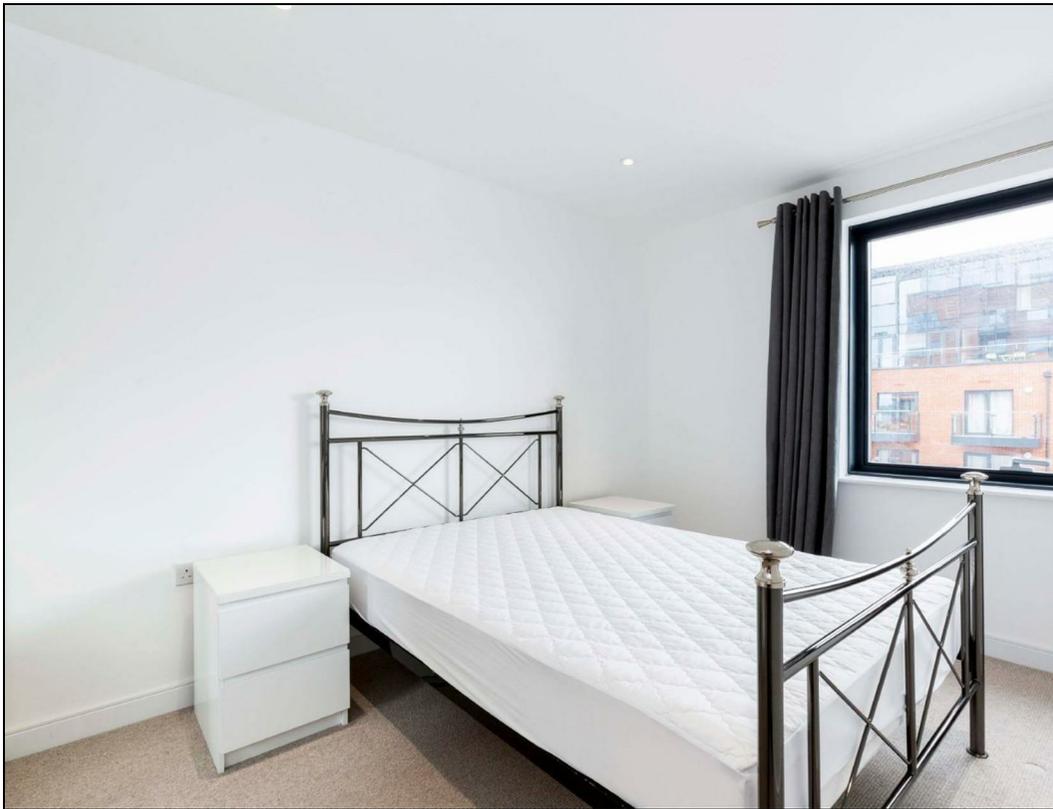
Leasehold Ground Rent £275 approx.

Council Tax Banding: D

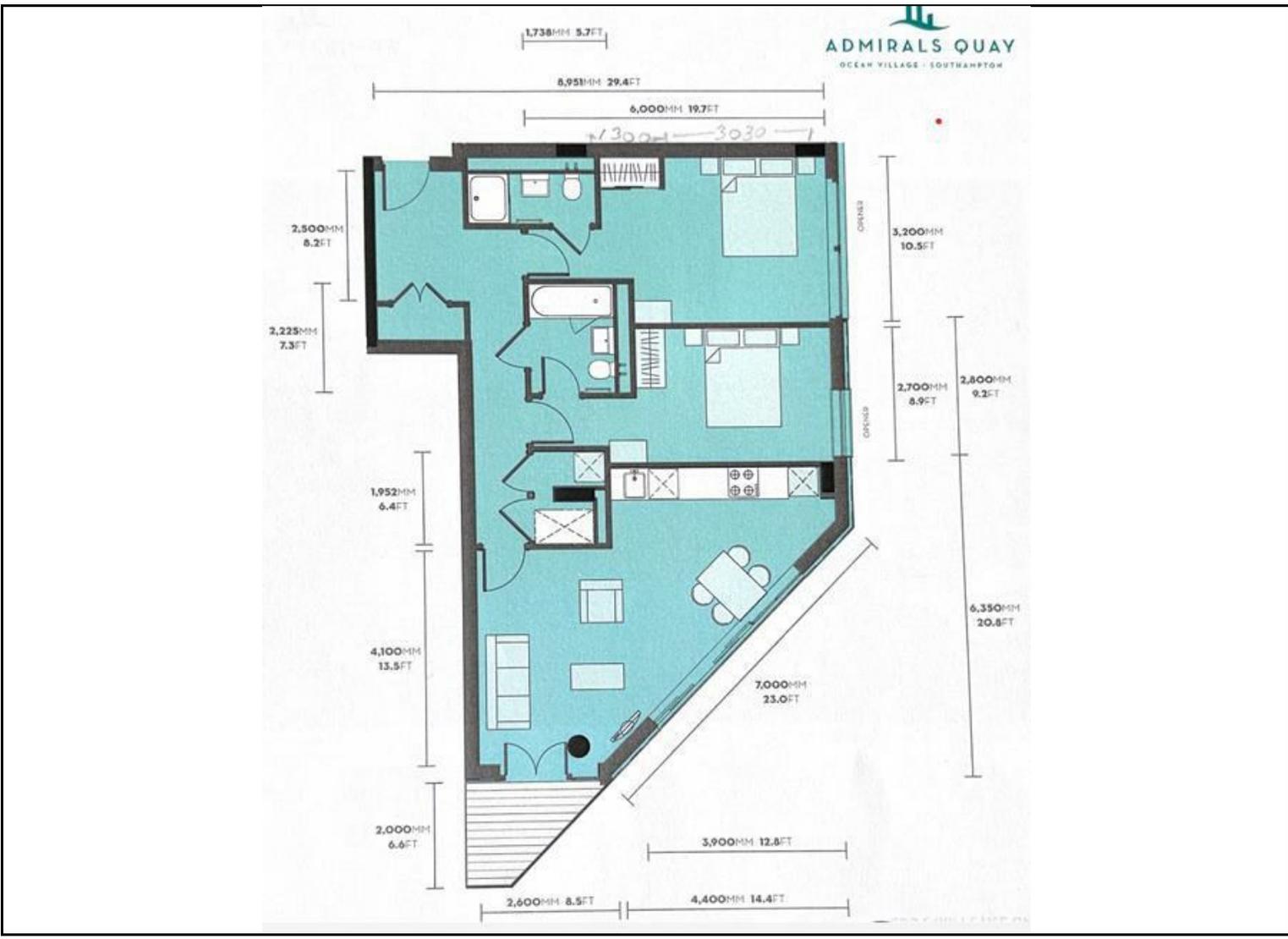
KEY FEATURES

- Two-bedroom flat
- Ocean Village location
- Superb Marina view
 - Balcony
- Under floor heating
- Oakwood flooring
- Ample storage sapce
 - Concierge
- Onsite Gym Concierge
 - Allocated parking









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			
England & Wales		84	84
	EU Directive 2002/91/EC		

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			
England & Wales			
	EU Directive 2002/91/EC		

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