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# Maritime Walk 1, Ocean Village, SO14

## Guide Price £325,000



A MODERN & STYLISH apartment in the most desirable ALEXANDRA WHARF, OCEAN VILLAGE.

Alexandra Wharf is situated next door to the popular 'Harbour Hotel' and looks onto the marina. This apartment is beautifully presented and is being offered with no onward chain.

With over 700 sq. ft of accommodation and a private balcony this apartment comprises a large open plan living area with a modern fully fitted kitchen. Both bedrooms are generously sized doubles, the master has a dressing area and ensuite, whilst the second bedroom has use of a Jack and Jill bathroom. Further benefits include concierge, allocated undercroft parking space and there is no onward chain.

Ocean Village has sparked renewed interest in this fabulous part of Southampton which is surrounded by reminders of this historical seaport. There is easy access to all of the city amenities, as well as attractive local bars and restaurants, cinema, shops and interesting walks along the ancient sea defenses. In the heart of Ocean Village the apartments have the brand new, Five Star, Southampton Harbour Hotel on their doorstep.

Southampton is renowned as a gateway to major global hotspots such as London and Paris, accessible by nearby train and airport facilities. Travel links to the south of England and London are provided by the M3 and M27 motorways and the mainline station lies in the centre of Southampton.

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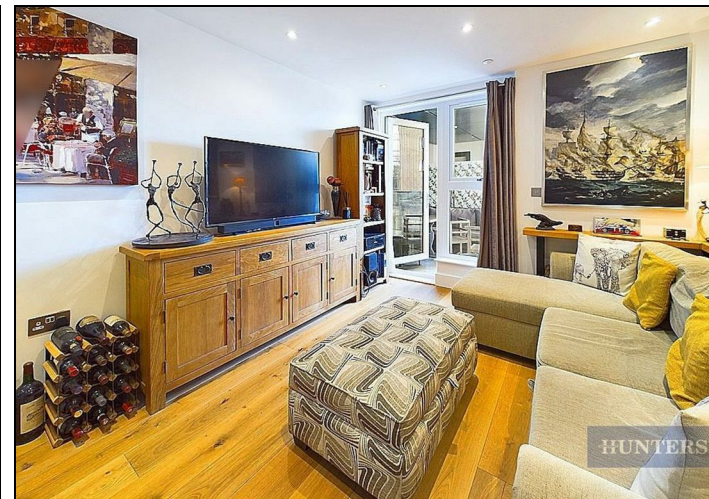
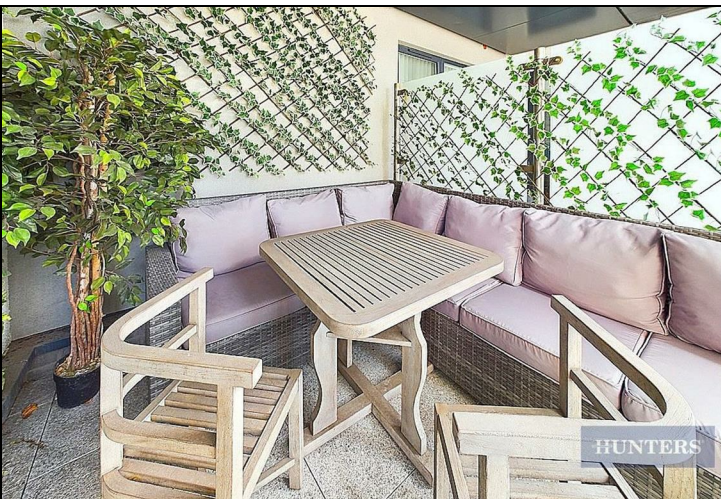
38 Bedford Place, Southampton, Hampshire, SO15 2DG | 02380 987 720  
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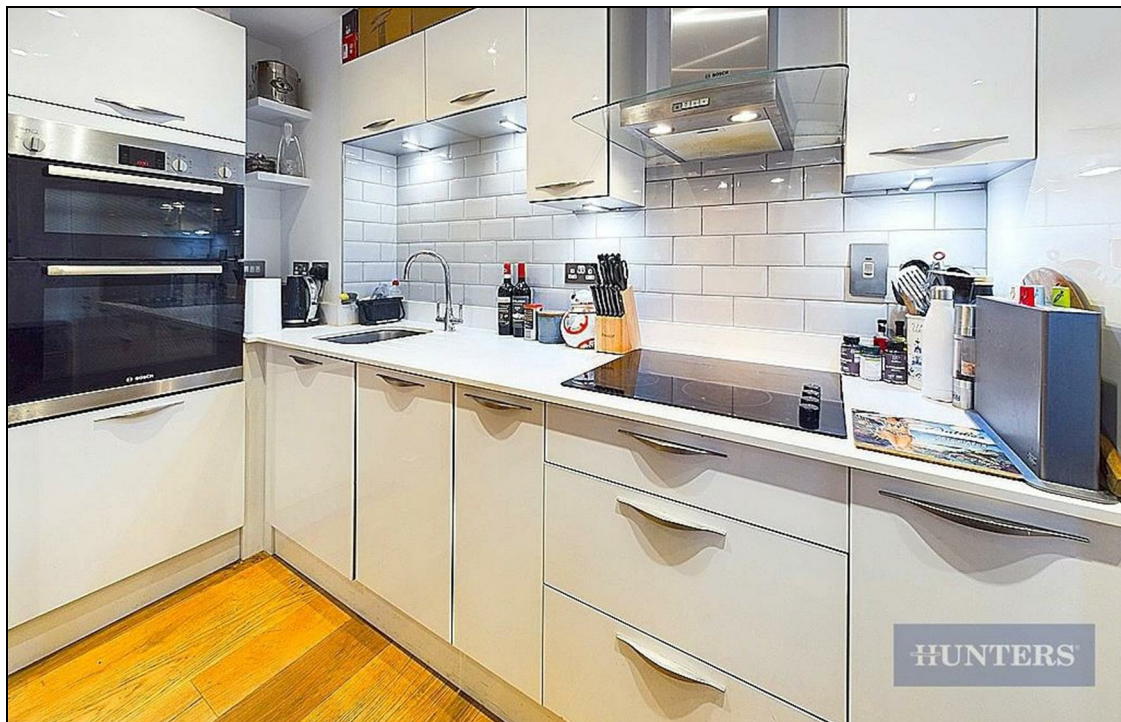
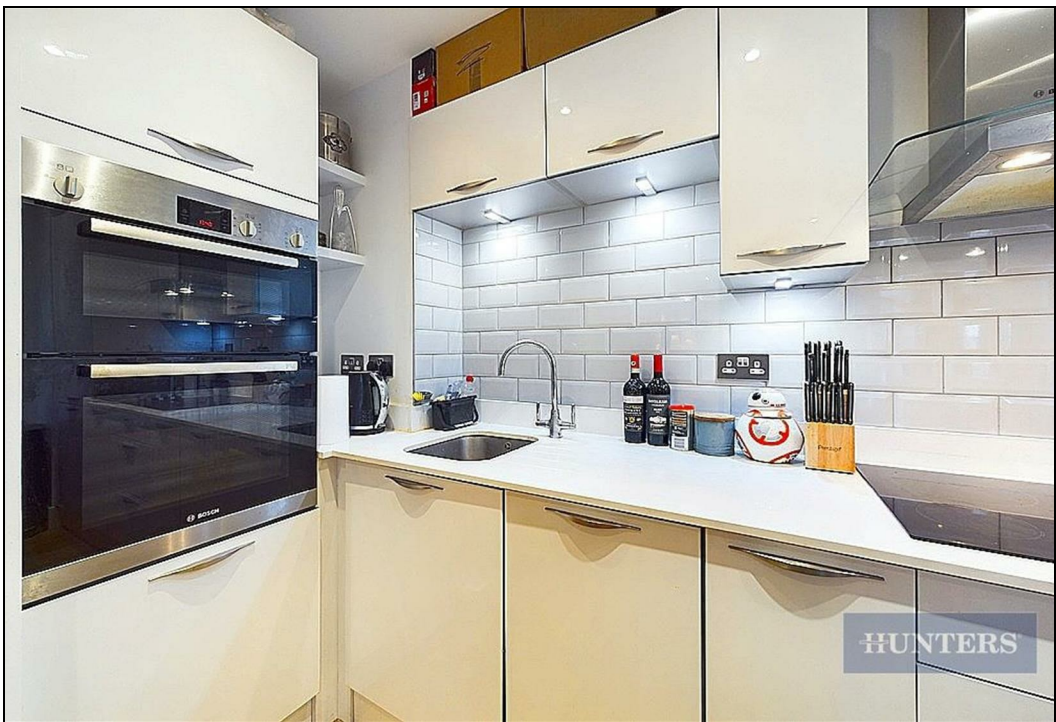


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## KEY FEATURES

- Highly Desirable Ocean Village Location
  - Luxury Apartment over 700 Sq.Ft
    - Superb Balcony
    - Two Double Bedrooms
  - Master with ensuite and dressing area
    - Modern Open Plan Living
    - Allocated Undercroft Parking
    - Stylish Finishes Throughout
      - Concierge Service
      - No Onward Chain





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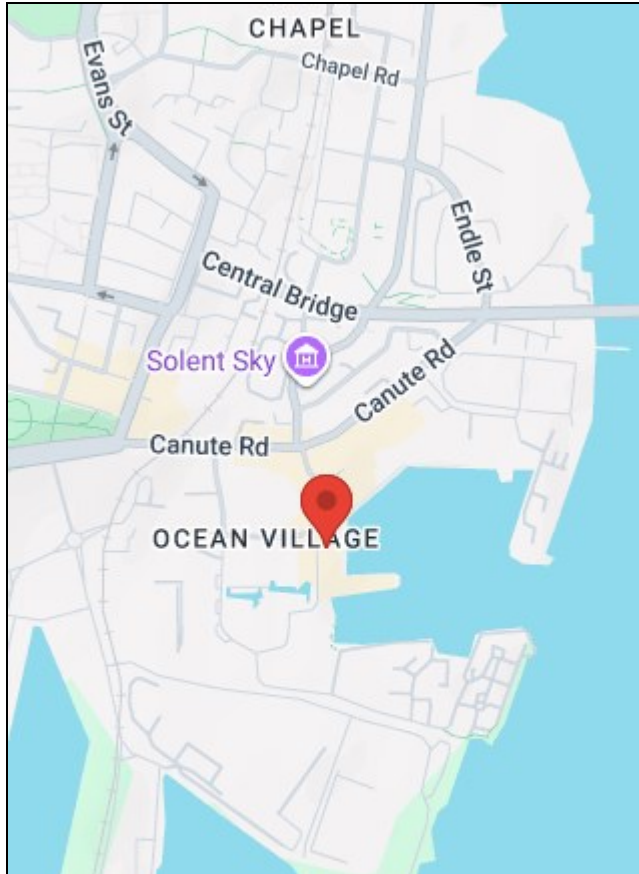


**Bedroom**  
0.93 x 1.62 m  
3'0" x 5'3"

**Approx. Areas**

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>84</b>	<b>84</b>
EU Directive 2002/91/EC	
<b>England &amp; Wales</b>	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
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Not environmentally friendly - higher CO <sub>2</sub> emissions	
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