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The Hawkins Tower, 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.

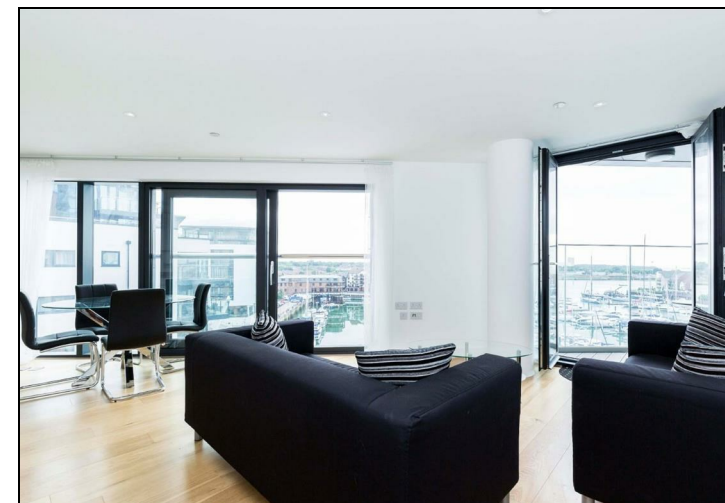
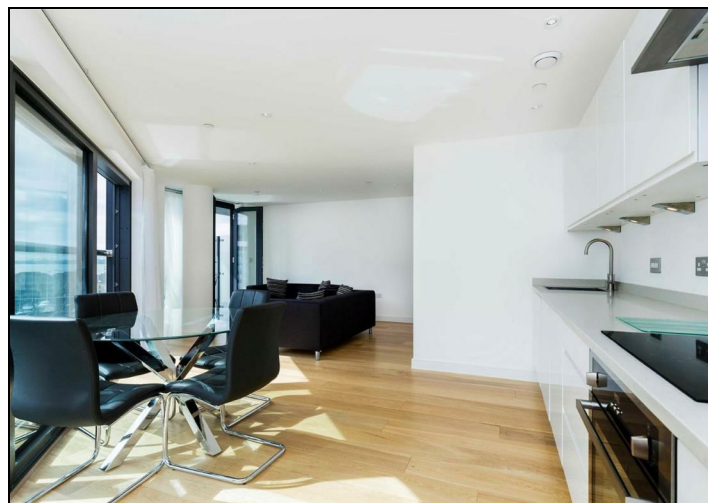
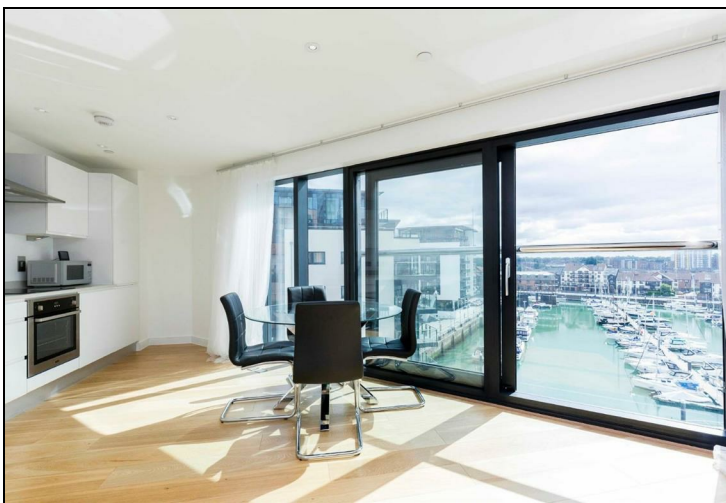
Leasehold Annual Service Charge Amount: £5,900 approx.

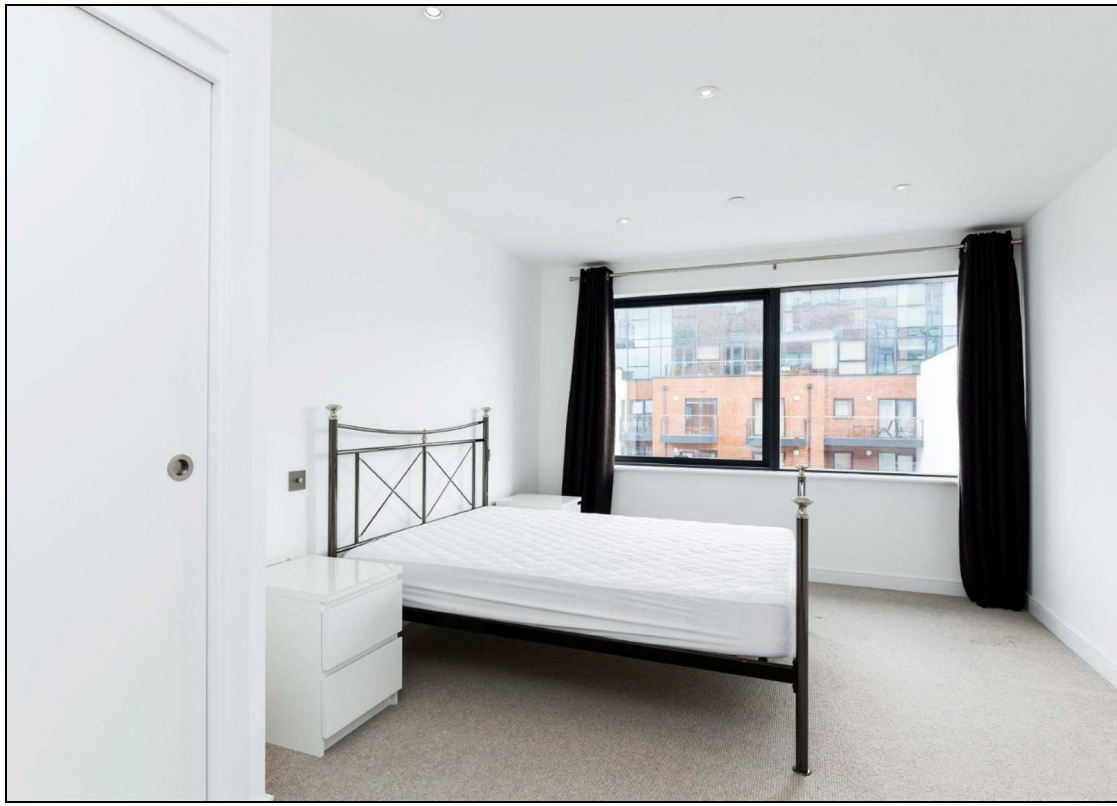
Leasehold Ground Rent £275 approx.

Council Tax Banding: D

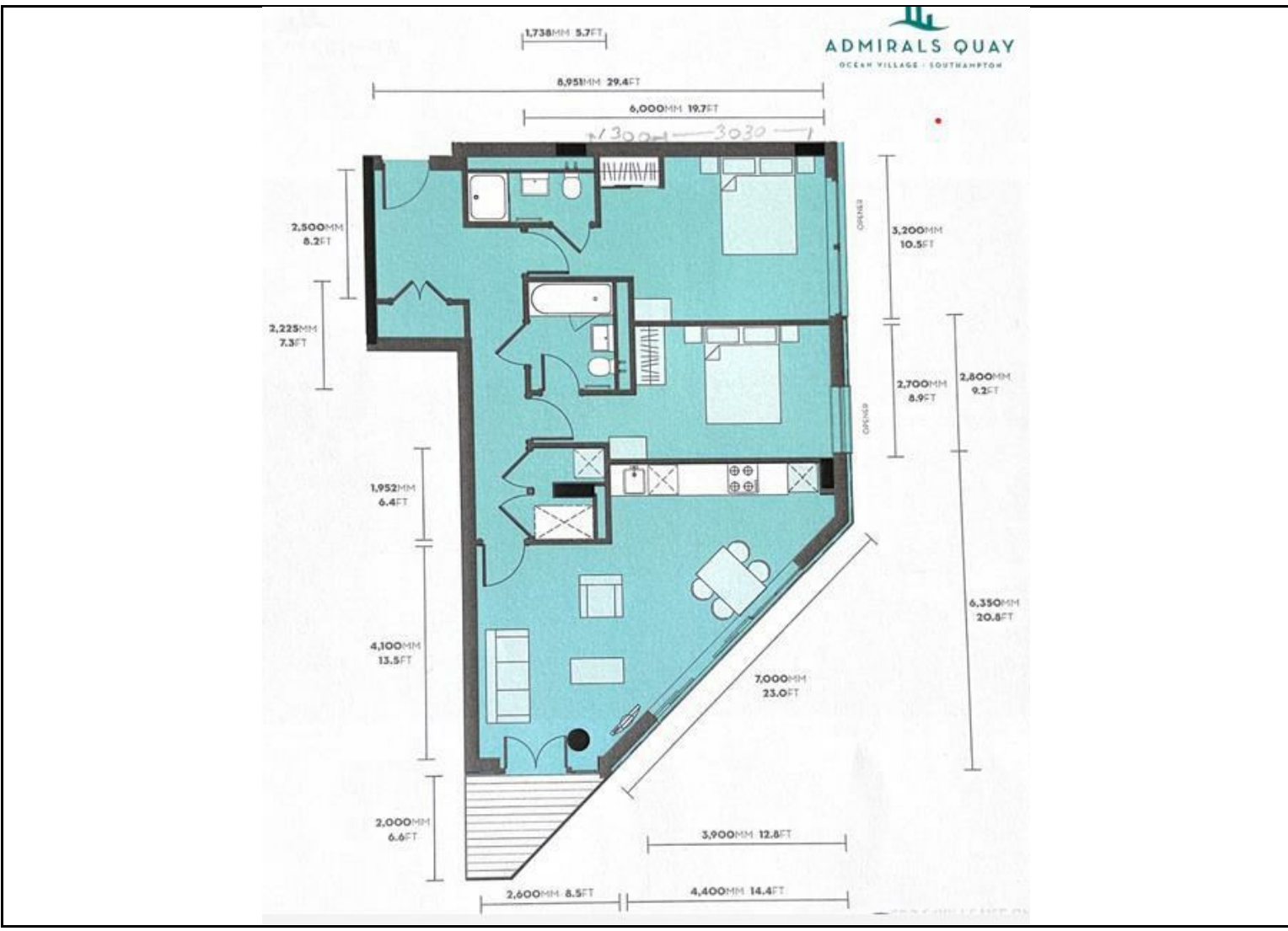
KEY FEATURES

- Two-bedroom flat
- Ocean Village location
- Superb Marina view
 - Balcony
- Under floor heating
- Oakwood flooring
- Ample storage sapce
 - Concierge
 - Onsite Gym
- 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 | | | |
| EU Directive 2002/91/EC | | 84 | 84 |

| 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 | | | |

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