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# The Blake Building, Ocean Way, Southampton

## Offers In Excess Of £190,000



A stunning two-bedroom apartment that offers contemporary city living and is set within one of the most sought-after developments in Ocean Village.

Stepping into this beautifully designed lateral apartment, you are immediately welcomed by a spacious open-plan living area. The modern kitchen boasts sleek white cabinetry and countertops, complemented by integrated appliances including an undercounter fridge and freezer, dishwasher, hob and oven. The bright and airy lounge extends seamlessly onto a private balcony via sliding doors, providing tranquil views over the communal gardens and Southampton Marina, perfect for relaxing or entertaining. The thoughtfully designed layout includes two well-proportioned bedrooms. The second bedroom enjoys a stylish Jack-and-Jill bathroom with a shower-over-bath as well as a charming Juliette balcony that mirrors the scenic views from the lounge. The generously sized primary bedroom is complete with a large built-in wardrobe and the luxury of an en-suite featuring a shower cubicle.

Additional features elevate the apartment's appeal, including multiple storage and utility cupboards, underfloor heating, and an allocated parking space. Residents also benefit from premium on-site amenities such as a fully equipped gym and a concierge service.

The Blake Building located in Ocean Village is also just moments from Southampton's West Quay's vibrant shopping district and the bustling bars and restaurants of Oxford Street.

Tenure Type; Leasehold

Leasehold Years remaining on lease; 114 Years Remaining

Leasehold Annual Service Charge Amount £3,700 Approx. PA

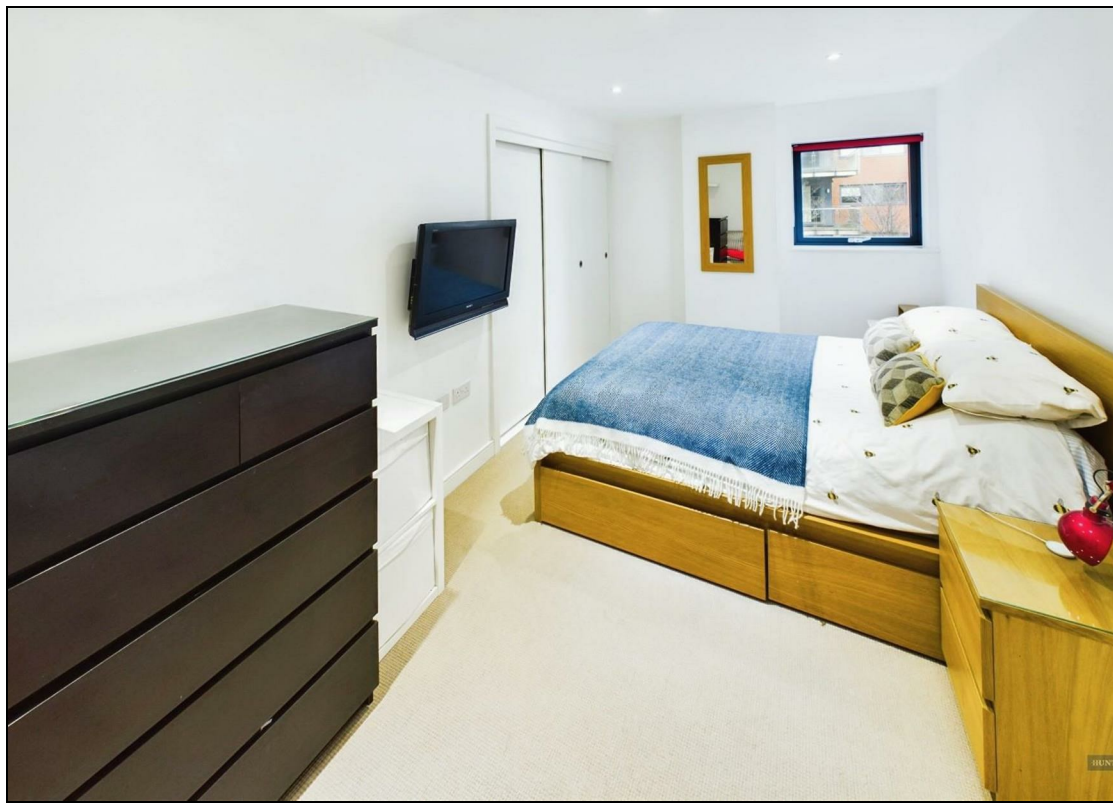
Leasehold Ground Rent Amount £200 Approx. PA

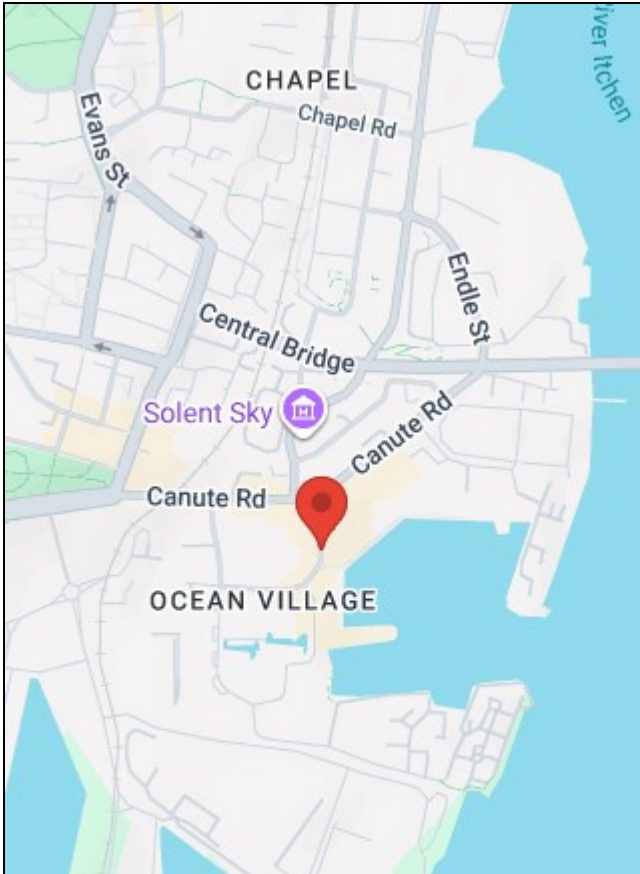
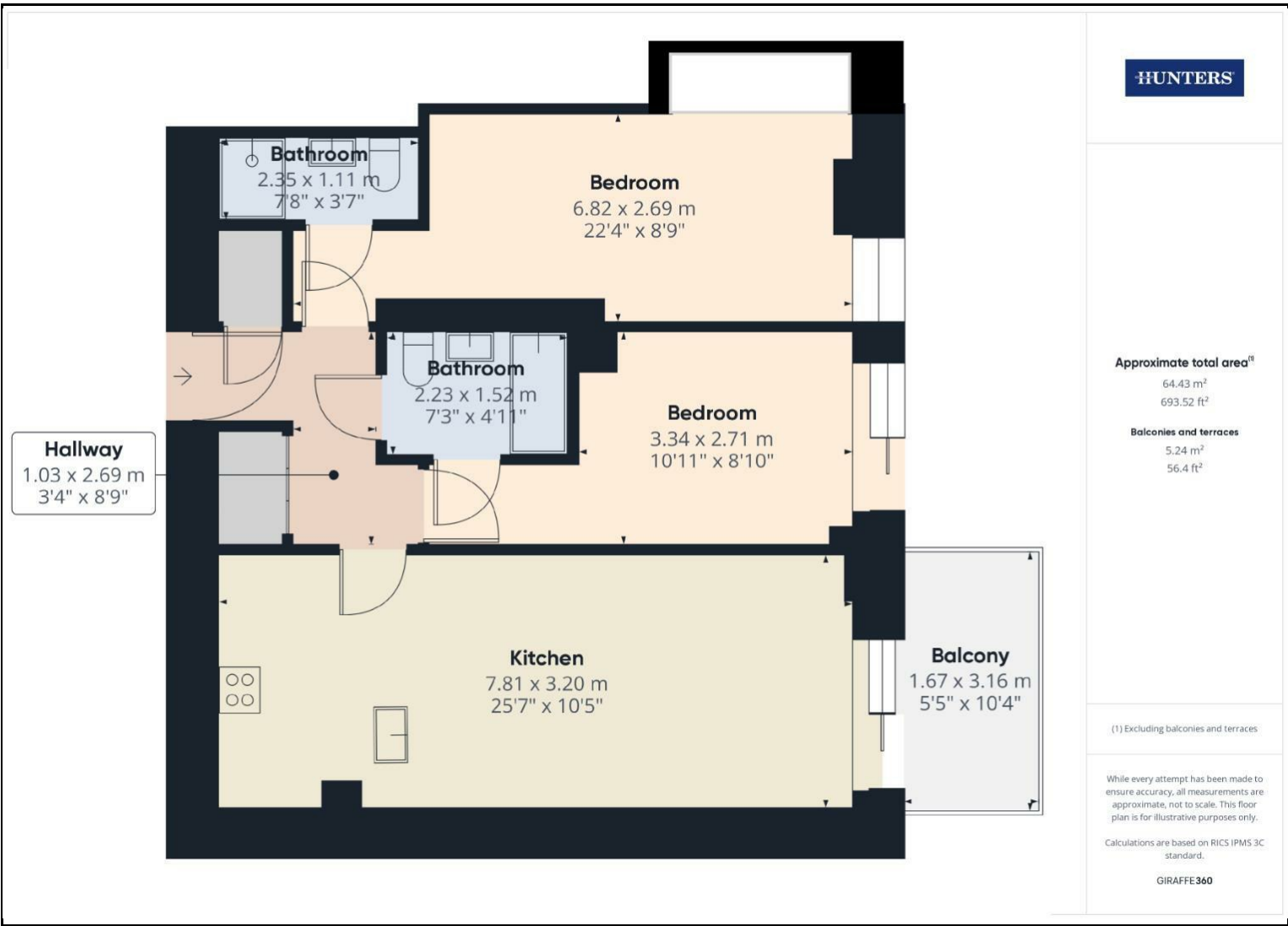
Council Tax Banding; D

## KEY FEATURES

- Waterside Property
- Open Plan Living with Balcony
  - Modern Kitchen
  - 2 Double Bedrooms
  - Utility Cupboard
  - Underfloor Heating
  - Jack and Jill Bathroom
  - Underground Parking
    - Secure Entry
    - 24/7 Concierge







Energy Efficiency Rating	
Current	Potential
88	88

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

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

Very environmentally friendly - lower CO<sub>2</sub> 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<sub>2</sub> emissions

EU Directive 2002/91/EC

38 Bedford Place, Southampton, Hampshire, SO15 2DG | 02380 987 720  
[southampton@hunters.com](mailto:southampton@hunters.com) | [www.hunters.com](http://www.hunters.com)



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