



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE



**HUNTERS**

# Cobalt Quarter, Maritime Walk, SO14

## Offers In Excess Of £290,000



This top floor penthouse apartment (with lift) is ideally located in the prestigious Ocean Village area of Southampton, offering an excellent standard of living in a highly sought-after waterfront location with panoramic views. The property provides a tranquil retreat while still being close to local amenities and transport links.

This charming apartment benefits from a large balcony and beautiful views, creating a bright and welcoming living environment and an ideal space to relax and unwind. The property also includes an allocated parking space, a valuable feature in this central location.

Residents can enjoy easy access to a wide range of local amenities, including popular restaurants, bars, and scenic marina walks, while Southampton city centre is just a short distance away. This apartment presents a fantastic opportunity for modern waterfront living in one of the city's most desirable neighbourhoods.

Tenure Type: Leasehold

Lease: 159 Years remaining approx.

Service Charge Amount: £3,129.51 per annum approx.

Additional Service Charge for Ocean Village: £252.58 per annum approx.

Ground Rent Amount: £275.00 per annum approx.

Ground Rent Review Period Every 25 years

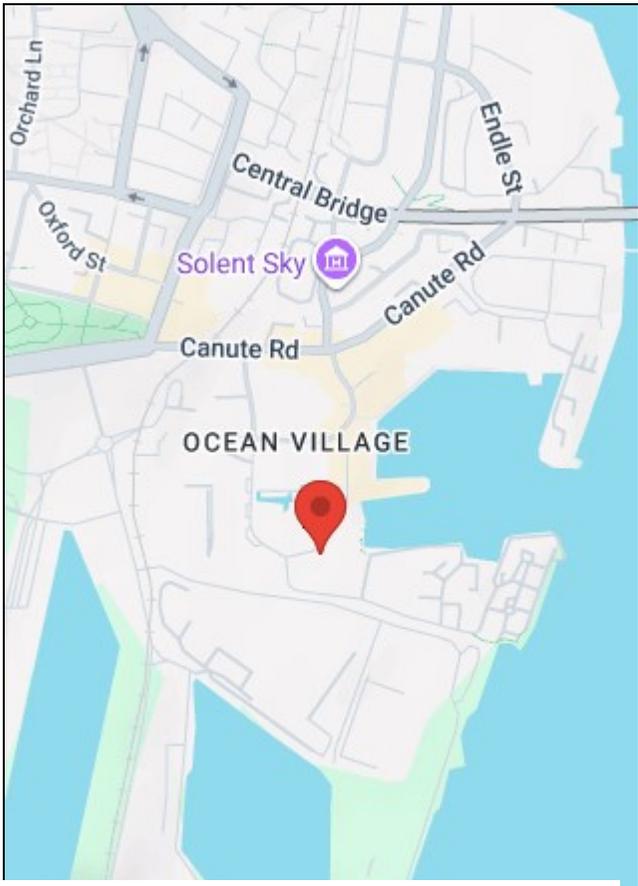
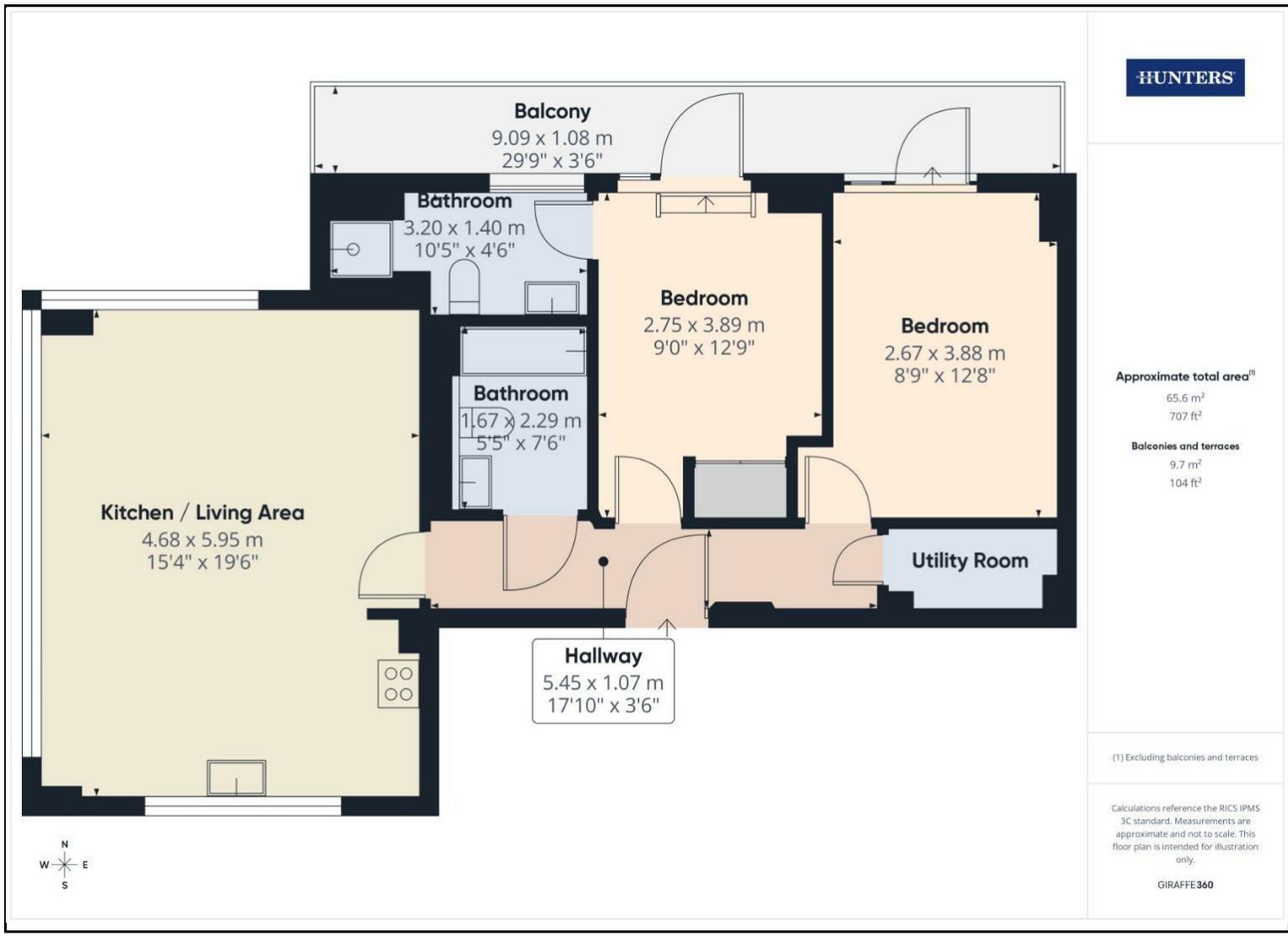
Council Tax Band: D

## KEY FEATURES

- ALL EWSI RELATED WORKS COMPLETED
- SUPERB WATER FRONT APARTMENT WITH LIFT
  - LARGE BALCONY 29'9" X 3'6"
- OPEN-PLAN KITCHEN/LIVING AND DINING AREA
  - TWO GENEROUSLY SIZED BEDROOMS
    - TWO BATHROOMS
    - UTILITY ROOM
    - AMPLE STORAGE
  - ALOCATED UNDERCROFT PARKING SPACE
- DOORSTEP RESTAURANTS,BARS, CINEMA, HARBOUR HOTEL WITH GYM AND SPA.







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	
65	65
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) <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 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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