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# The Hawkins Tower, Admirals Quay Ocean Way, Southampton Offers In Excess Of £435,000



Occupying a highly desirable position within the iconic Hawkins Tower, this immaculately presented apartment boasts arguably one of the best views of Ocean Village marina, extending to far reaching views of Southampton Water.

Having been enhanced and upgraded from its original specification this ideal property benefits from a striking open plan kitchen and living area, light-filled by the properties 215 sq.ft impressive full length balcony, with high quality porcelain tiling with underfloor heating. Following through the home you will find two double bedrooms, the master with en suite facilities, and both completed with balcony access, and an array of features that include and underground secure parking.

**\*\*AIR CONDITIONING\*\*** fitted to the living area, and principle bedroom

## TENURE:

Leasehold

Length of lease 125 Years from Apr 2014.

Service Charges 2025 - 2026 : £5,217 per annum approx.

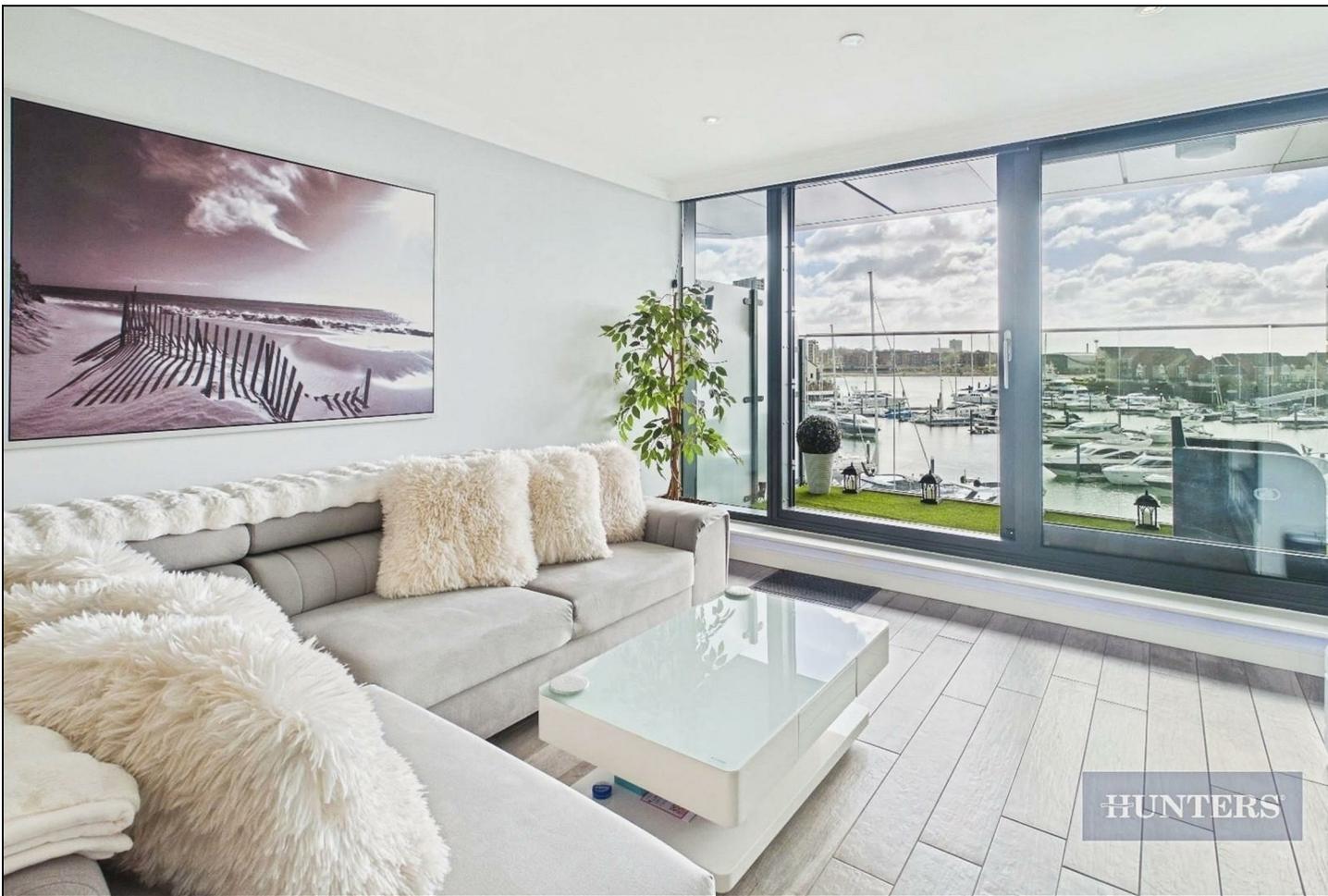
Ground Rent: £275 per annum approx.

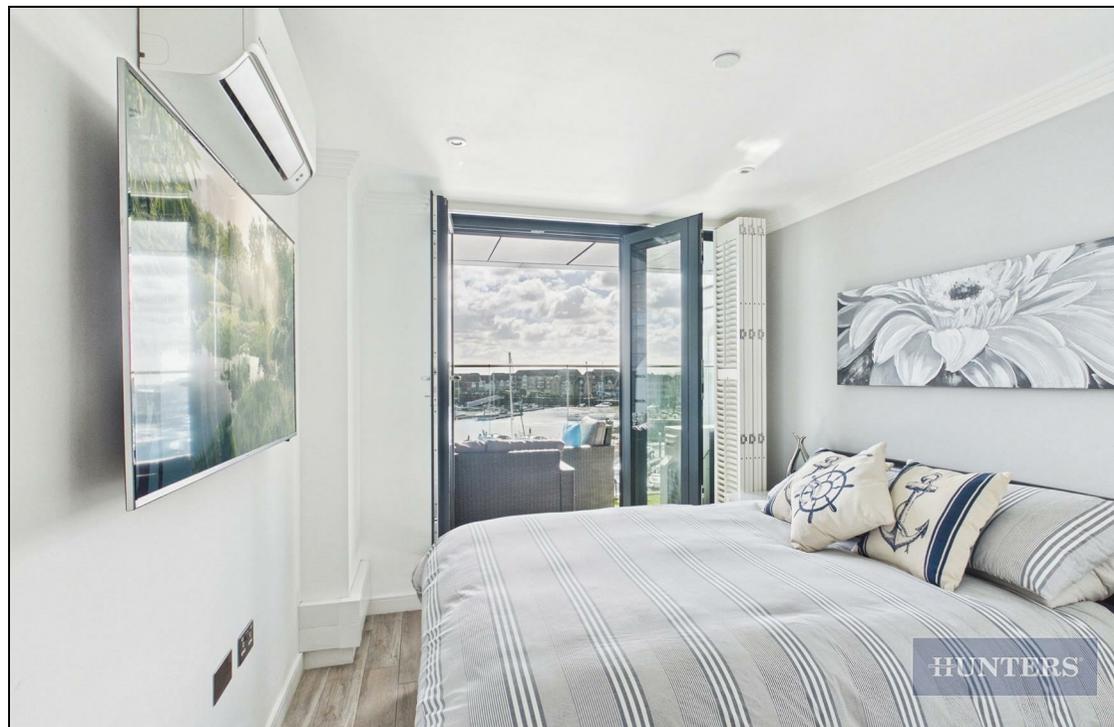
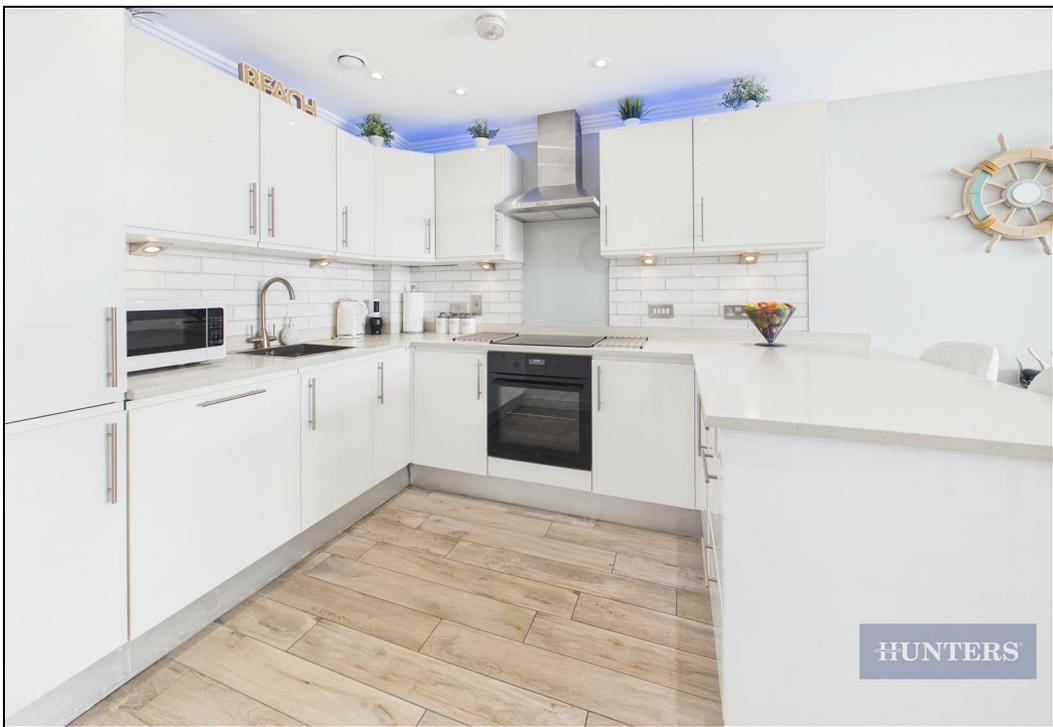
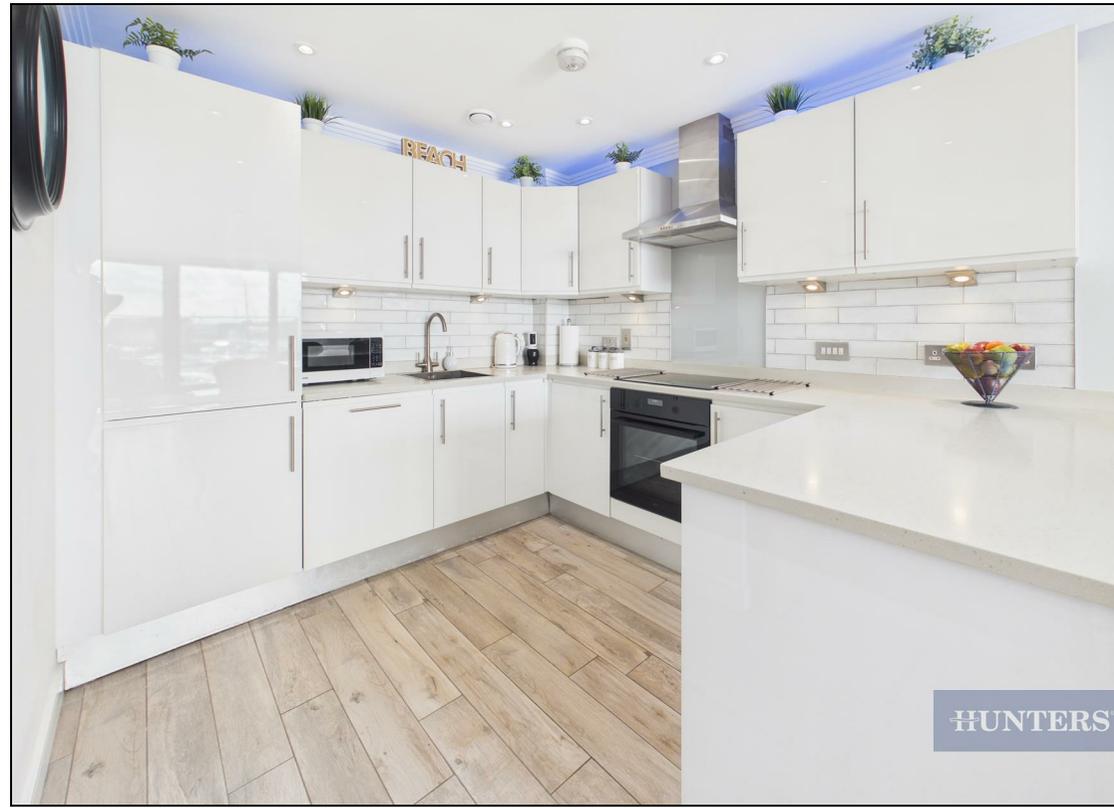
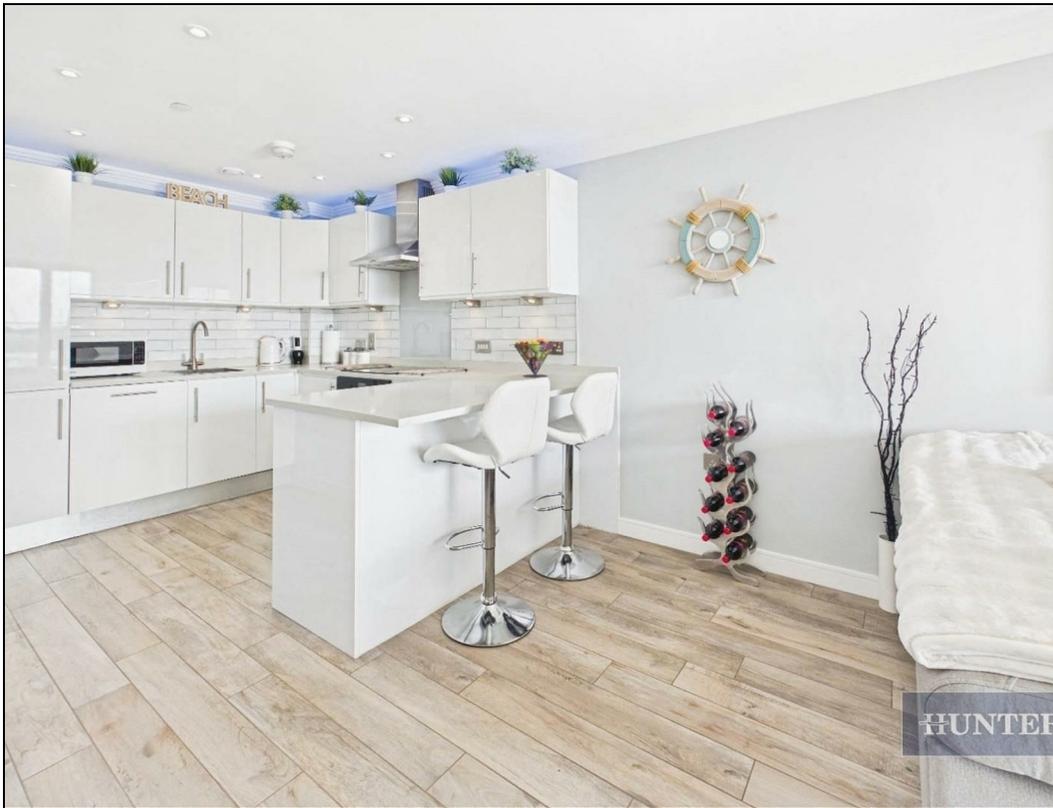
Council tax Band: D

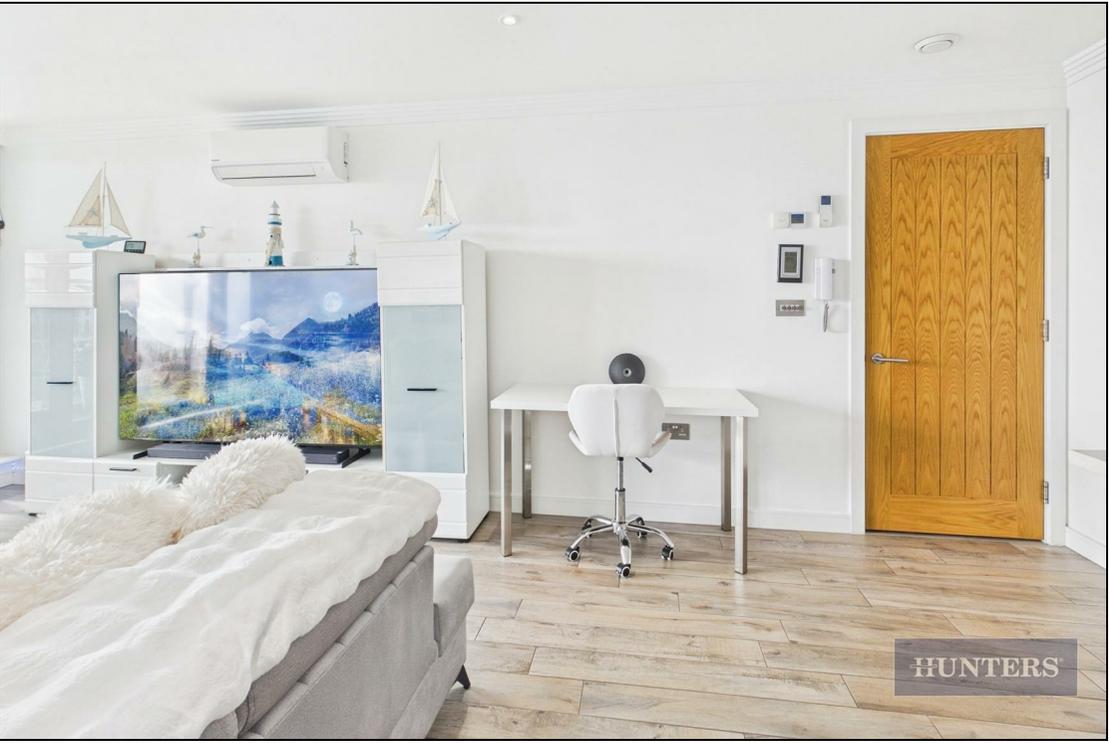
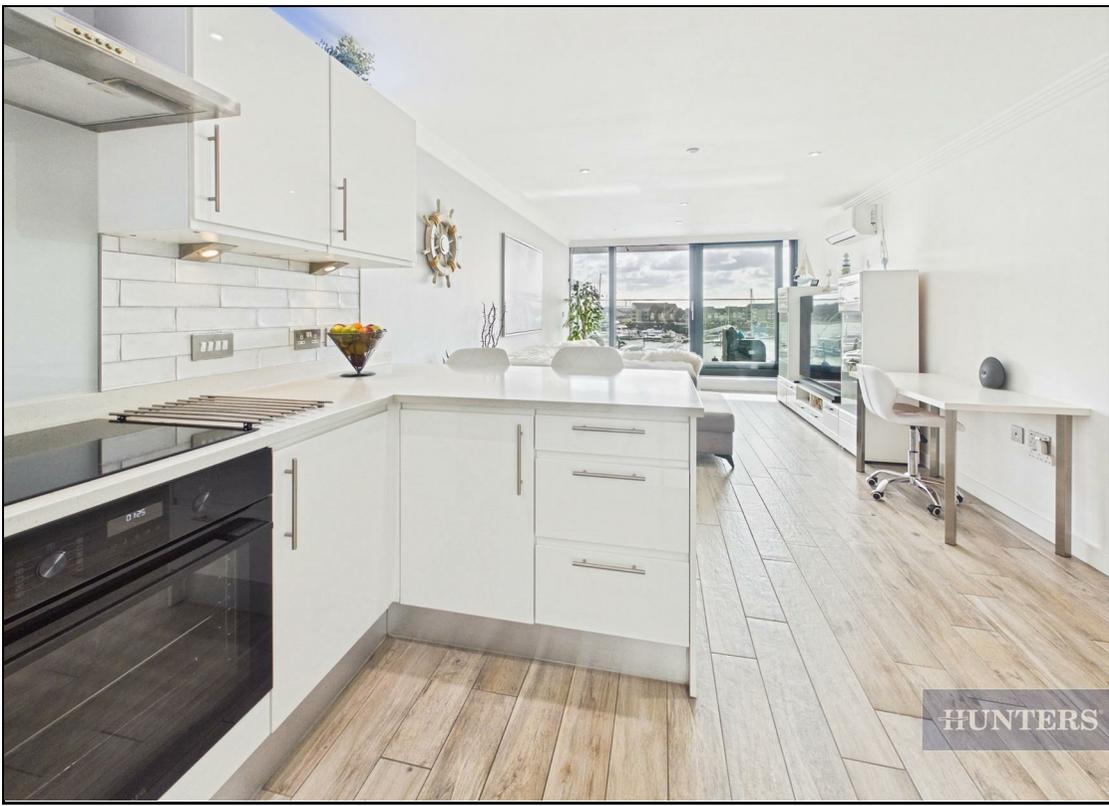
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## KEY FEATURES

- 215 sq ft marina facing balcony
- Occupying a highly desirable position within the iconic Hawkins Tower
  - Direct views of Ocean Village marina
  - Far reaching views of Southampton Water
  - Enhanced and upgraded from its original specification
    - Air conditioning
    - Two double bedrooms
    - En suite to the master
  - Impressive internet speed of 900mbps
    - Waterside Property





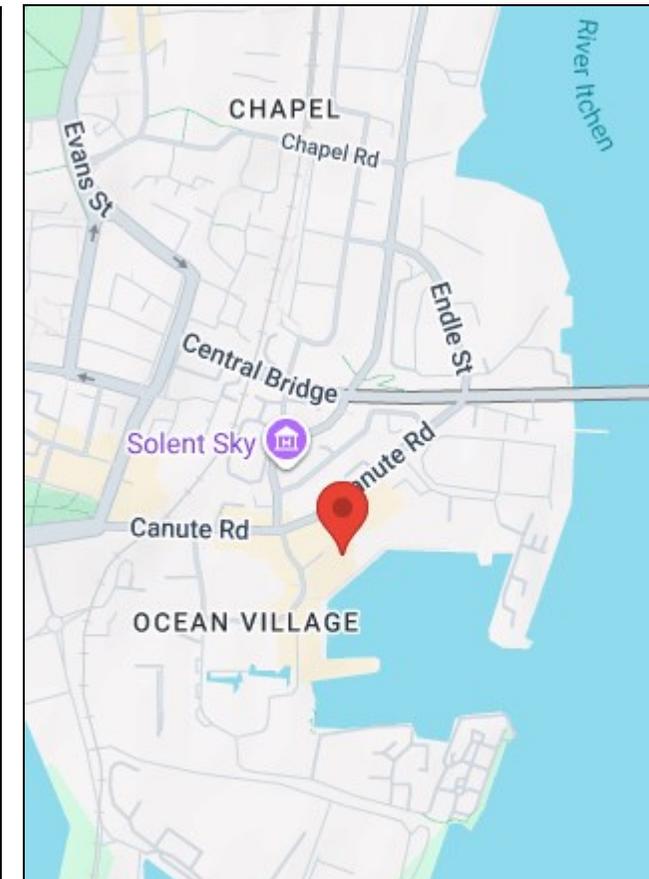




Approximate net internal area: 705.86 ft<sup>2</sup> (898.84 ft<sup>2</sup>)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		90	90
(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		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			
England & Wales		EU Directive 2002/91/EC	

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