

**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

 2  2  1  B

HUNTERS

# Ocean Way, Southampton SO14

## Offers In Excess Of £275,000



This impressive two-bedroom apartment, ideally situated in Admirals Quay in the heart of the prestigious Ocean Village, is now available; offering modern yet homely living spaces and stunning views to match, this property provides both comfort and luxury.

Upon entering the property you will be met with a hallway that stretches straight through to the open plan kitchen and a generous living room, perfect for group enjoyment, alongside a beautiful kitchen area complimented with a breakfast bar and exceptional windows that allow you to admire the panoramic views and making it feel both bright and airy.

The gorgeous master bedroom provides a peaceful retreat, complemented by a charming and well-finished en-suite bathroom. Adjacent to this is the second double bedroom, perfectly suited for guests, along with a contemporary full family bathroom. Both bedrooms are tastefully presented, featuring impressive windows that enhance the sense of space and light, as well as double built-in wardrobes offering excellent storage and everyday convenience.

Set within one of Ocean Village's most sought-after developments, this beautifully presented apartment offers a superb blend of style, comfort, and location, an outstanding home ready to be enjoyed.

### TENURE:

Leasehold with 115 Years Remaining Approx.

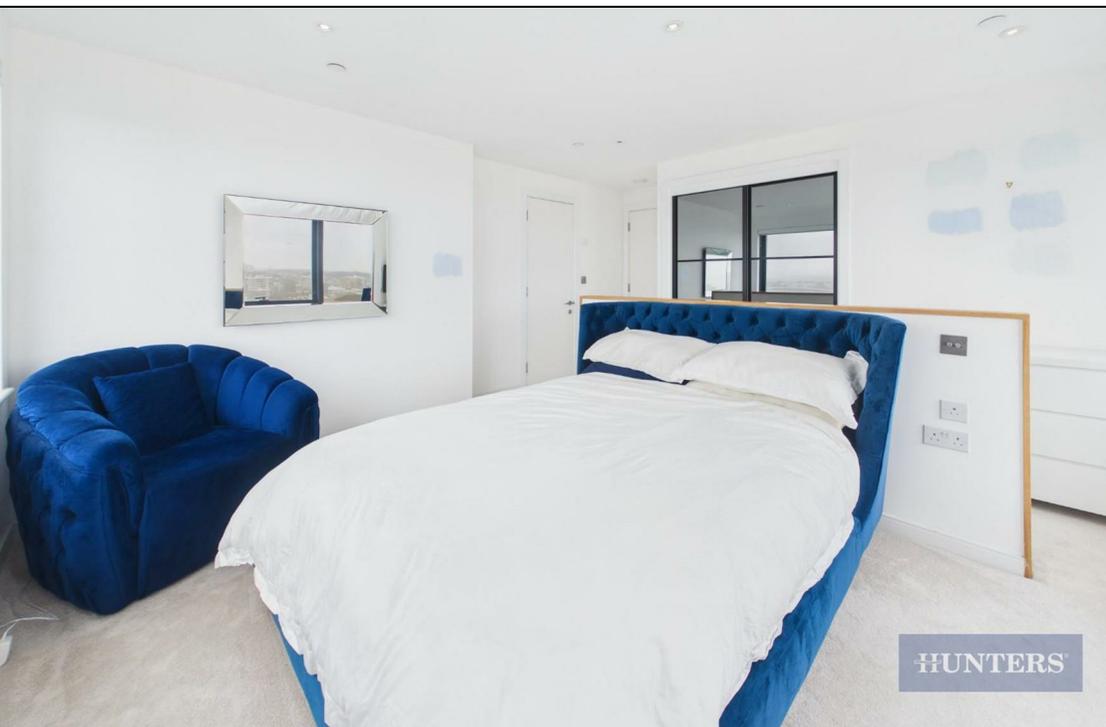
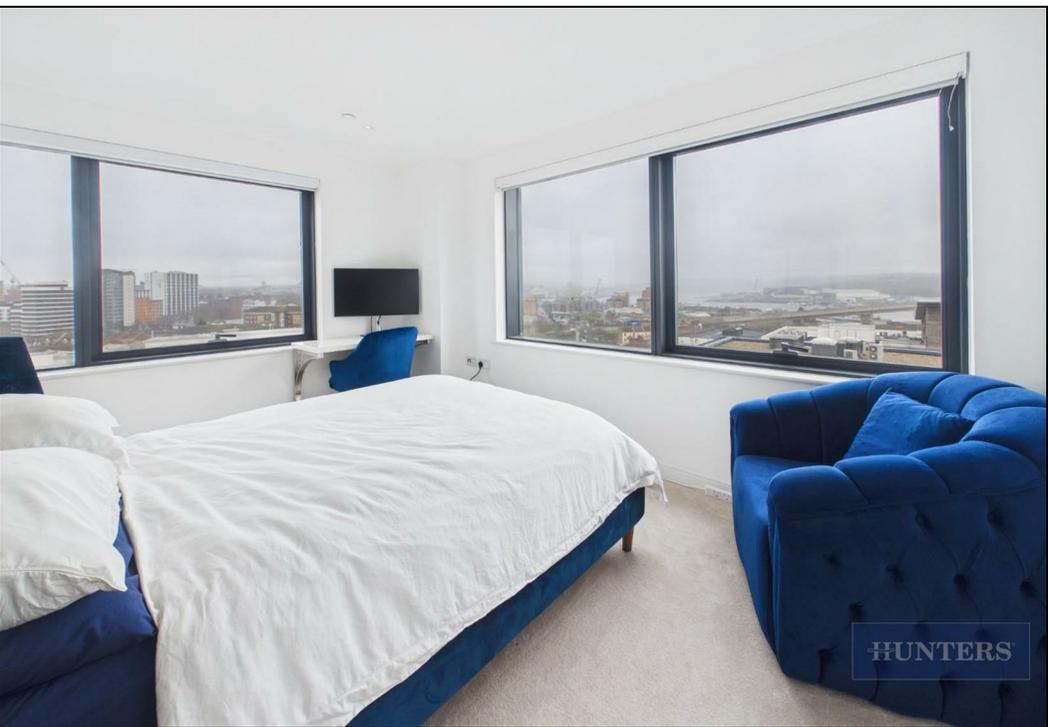
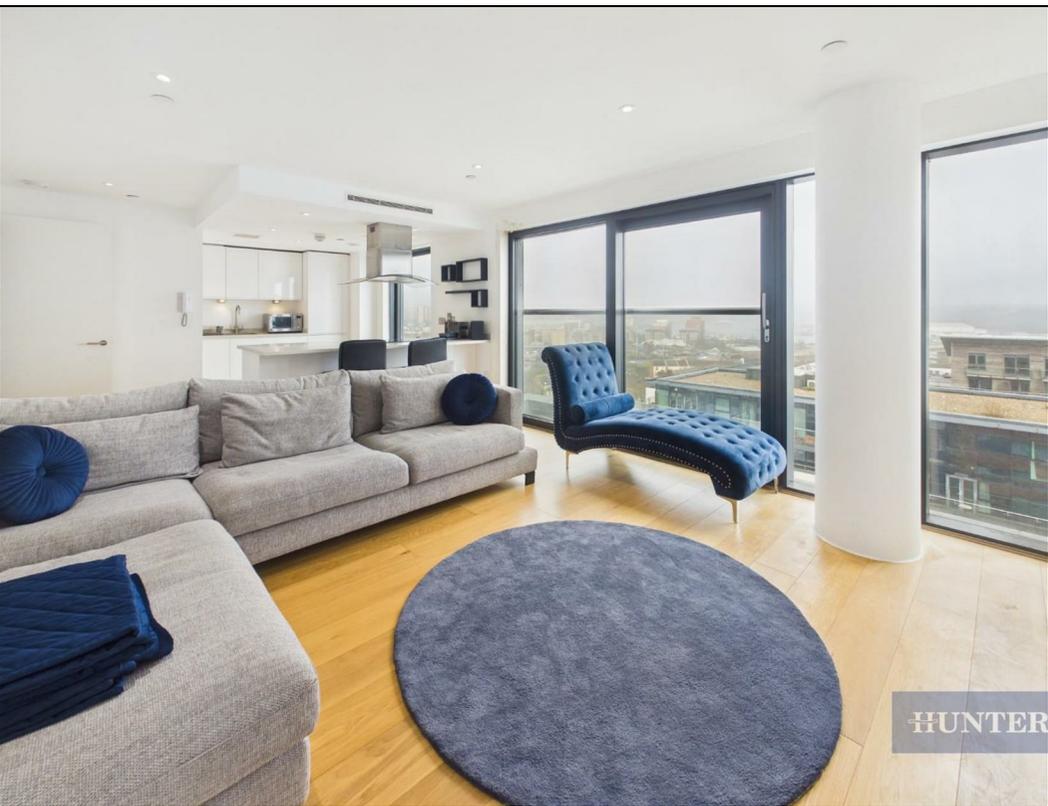
Service Charges 2025 : £4,330 per annum approx.

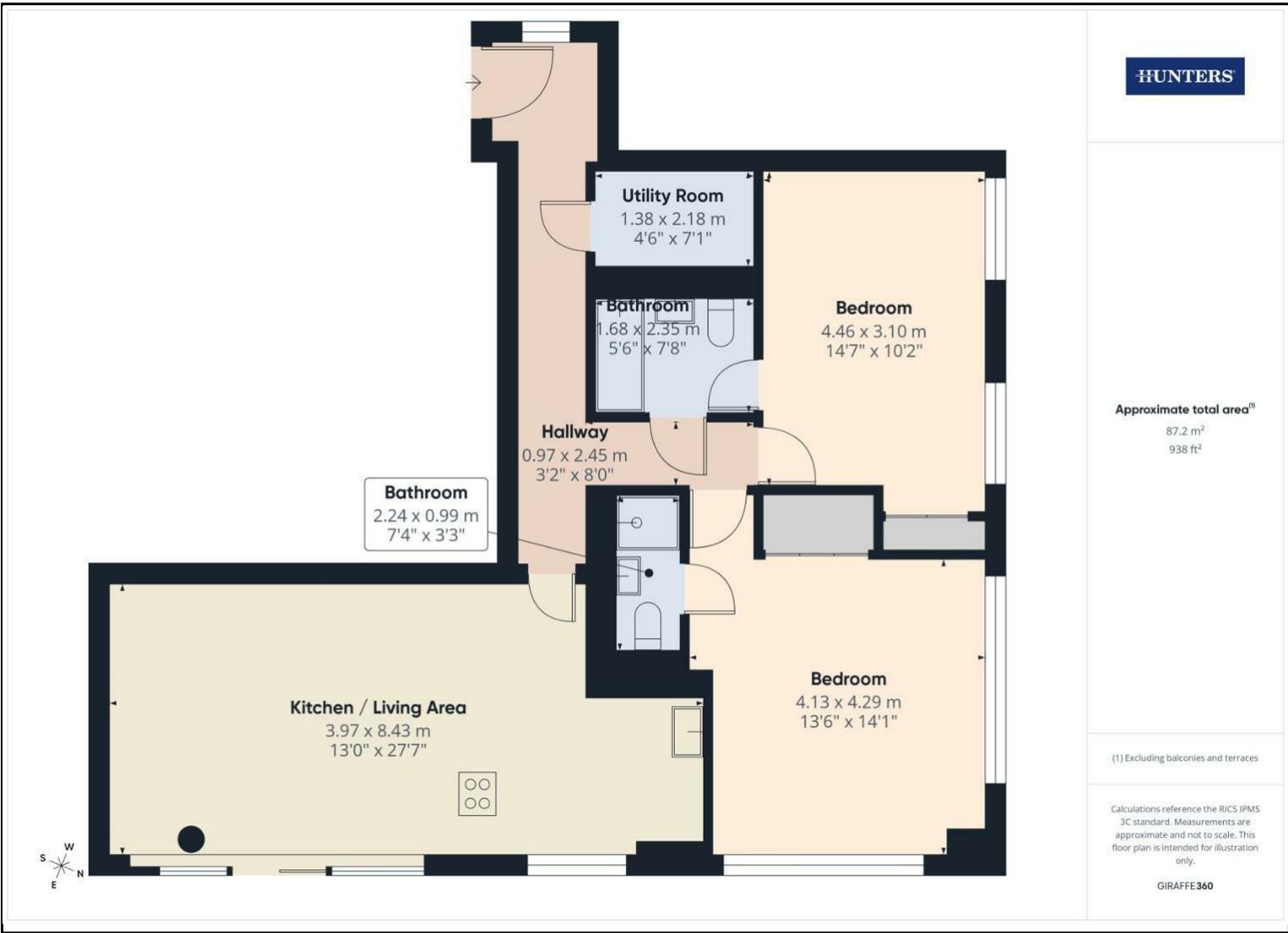
Ground Rent: £275 per annum approx.

## KEY FEATURES

- Two-bedroom apartment
  - Exceptional views
- Luxury Open-plan living space
  - Breakfast bar
  - Modern kitchen
  - Built-in storage
  - Full family bathroom
- En-suite bathroom to principle bedroom
- Residents gym Allocated parking for one car
  - Ocean Village loaction







Energy Efficiency Rating	
	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	
Current: <b>88</b>	Potential: <b>88</b>
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
	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	
Current: <b>88</b>	Potential: <b>88</b>
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)



This Hunters business is independently owned and operated by Clegg Properties Ltd | Registered Address 27 Westfield Road, Lymington, Hampshire, England, SO41 3PZ | Registered Number: 06421594 England and Wales | VAT No: 188 0548 76 with the written consent of Hunters Franchising Limited.