



HUNTERS[®]
HERE TO GET *you* THERE

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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.

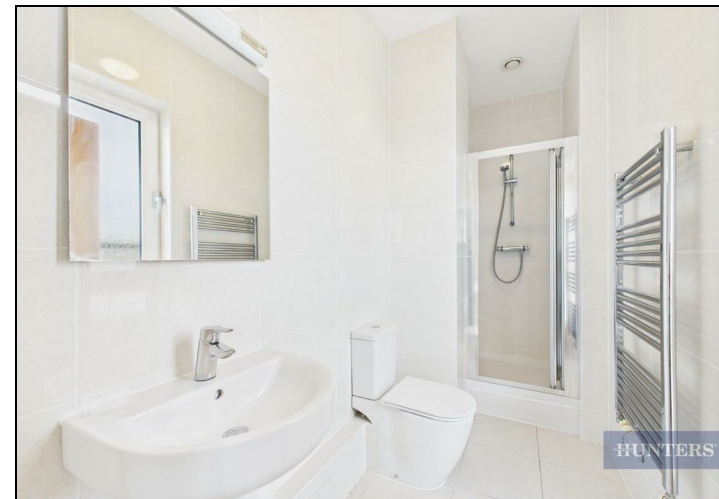
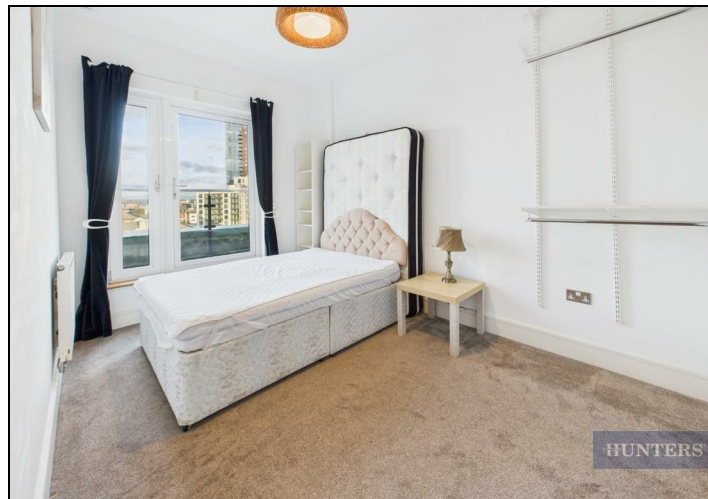
Ground Rent Amount: £275.00 per annum approx.

Ground Rent Review Period Every 25 years

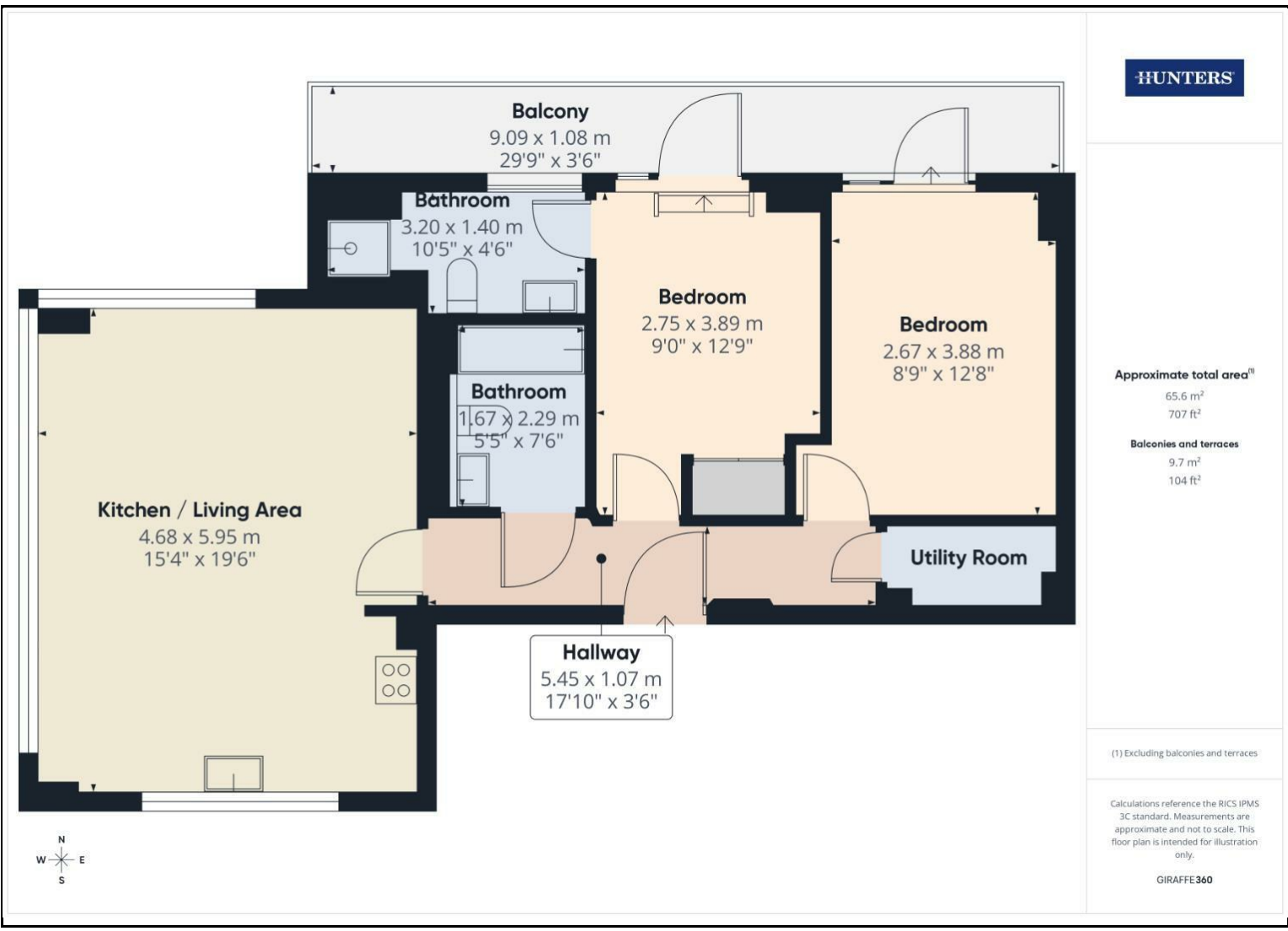
Council Tax Band: D

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) 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 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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