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# The Hawkins Tower, Ocean Way, Southampton SO14 Offers In Excess Of £250,000



Situated within Admirals Quay in the heart of the prestigious Ocean Village, this impressive two-bedroom apartment offers modern, luxurious yet welcoming living spaces and the opportunity to enjoy contemporary waterside living.

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

Length of lease 125 Years from Apr 2014.

Service Charges 2025 - 2026 : £4,330 per annum approx.

Ground Rent: £275 per annum approx.

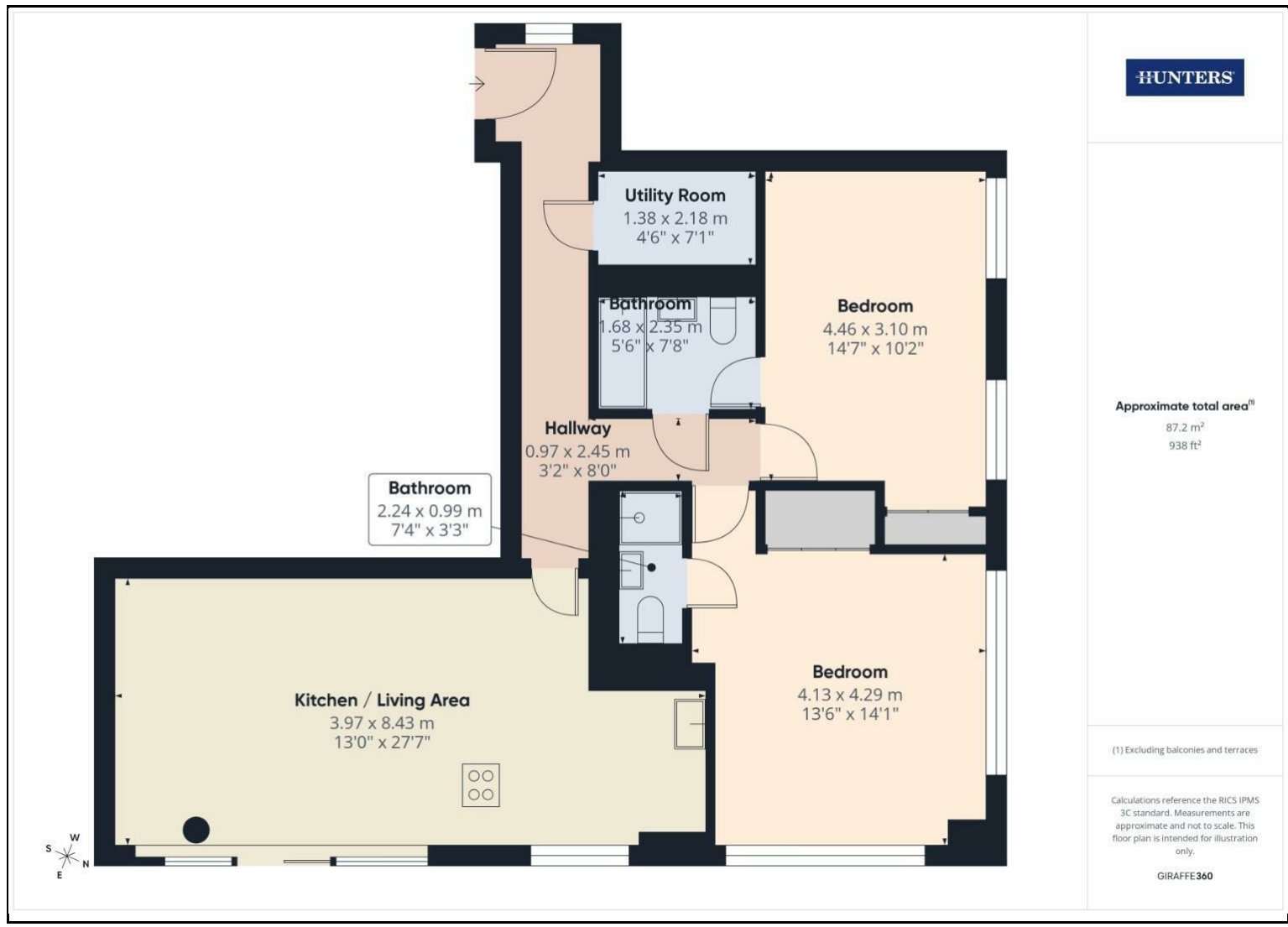
Council Tax Band: E

## KEY FEATURES

- Spacious & modern 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 location







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			
<b>England &amp; Wales</b>		<b>88</b>	<b>88</b>
	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			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		

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