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Alexandra Wharf, Ocean Village, SO14

Guide Price £440,000



**Modern Marina Living **

This thoughtfully designed, two-bedroom duplex apartment offers over 1,080 sq ft offers stylish accommodation, including a private balcony and superb marina views.

This impressive apartment is arranged around a generous open-plan kitchen/living area extending to over 23ft, with full-height windows and doors opening onto a private balcony, perfect for soaking up the marina atmosphere. The ground floor also includes a welcoming hallway and a convenient WC.

Upstairs, the principal bedroom spans over 20ft and features a dedicated space for a wardrobe as you enter, along with its own en-suite. The second double bedroom also benefits from a private en-suite. This layout offers excellent space and separation, ideal for guests, sharers, or use as a home office, further enhanced by abundant natural light and contemporary finishes throughout

Additional benefits include secure gated parking, and lift access. Residents enjoy all the perks of Ocean Village living, with the renowned Harbour Hotel & Spa, waterfront restaurants, cafes, and vibrant Oxford Street just a short stroll away. Excellent transport links, ferry access to the Isle of Wight, and proximity to the city centre make this an unbeatable location for both lifestyle and convenience.

Tenure: Leasehold

Leasehold Years remaining on lease: 114 years remaining

Service charge: £6,612.63 pa approx.

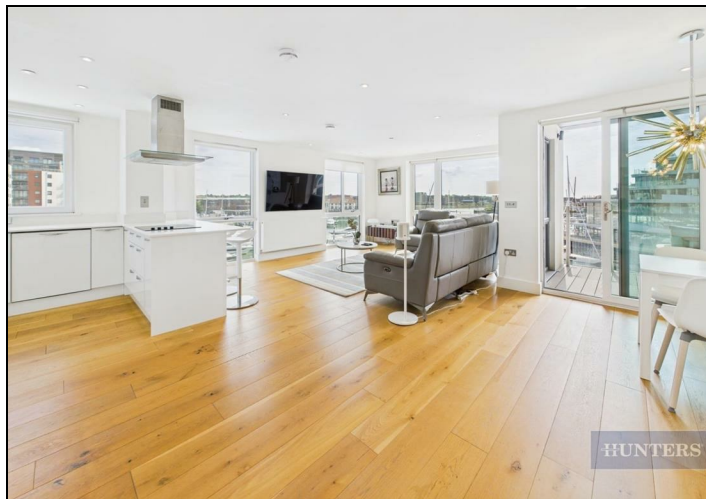
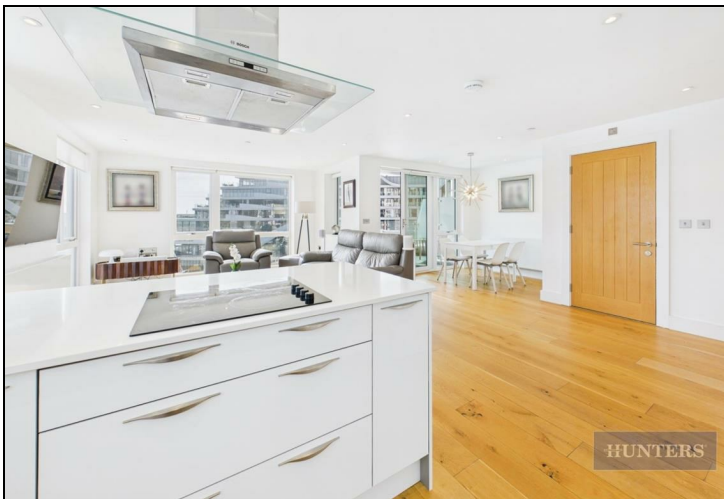
Leasehold Ground Rent Amount: £258.96

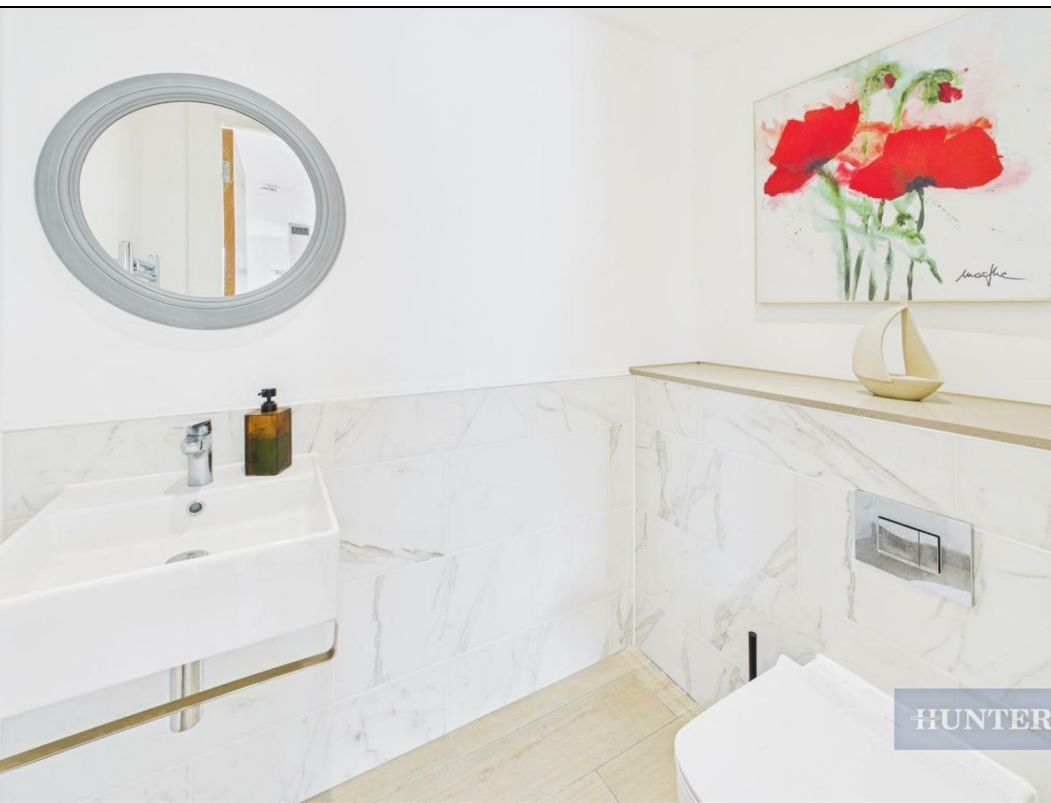
EWS1 status: B1 rating (no remedial works required)

Council Tax Banding: E

KEY FEATURES

- Beautifully designed 2-bedroom duplex
- Stylish open-plan kitchen/living area
 - Full-height windows
- Principal bedroom with en-suite bathroom
 - Downstairs WC
 - Contemporary finishes
 - Secure gated parking
- EWS1 BI rated (no remedial work)
- Prime Ocean Village location
 - Waterside Properties

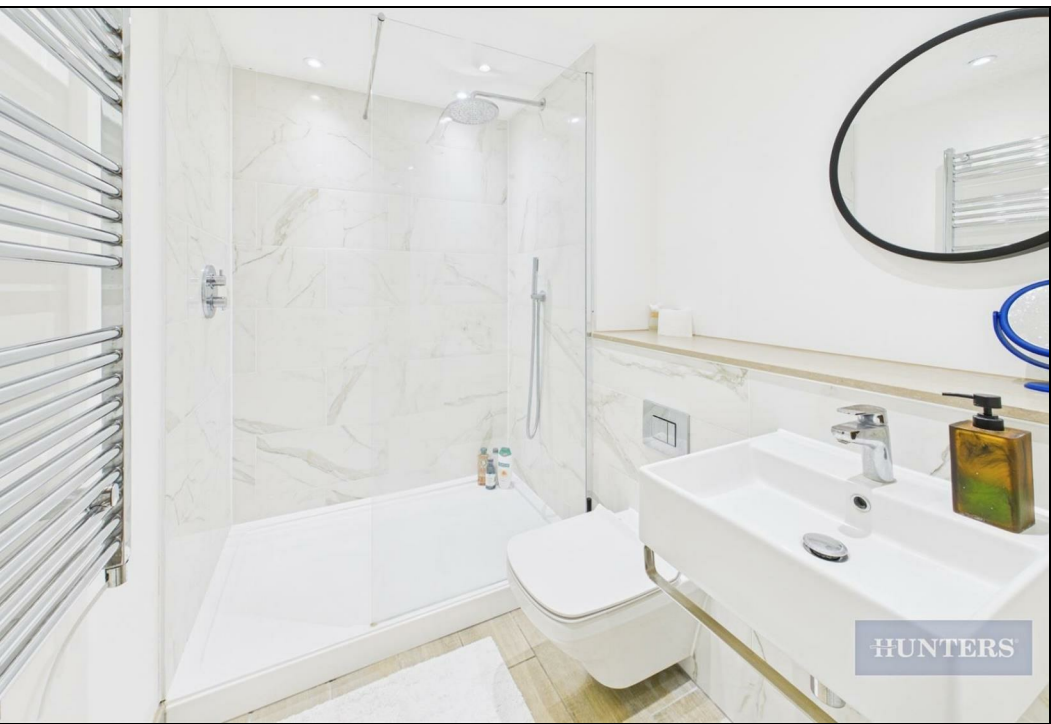




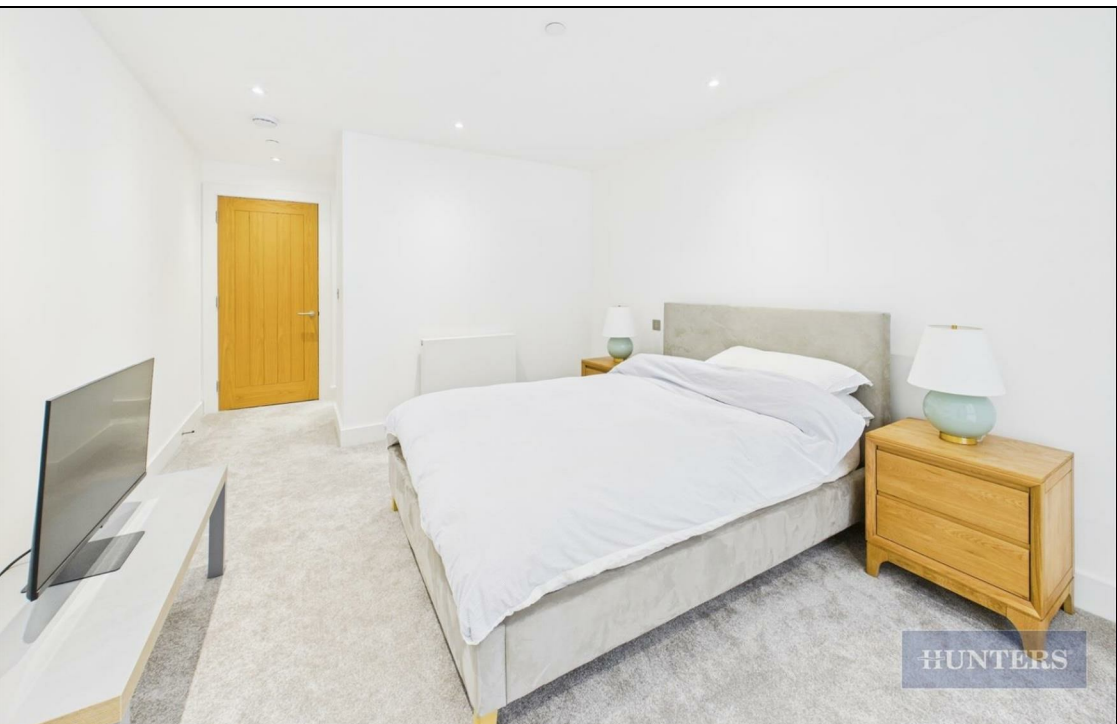
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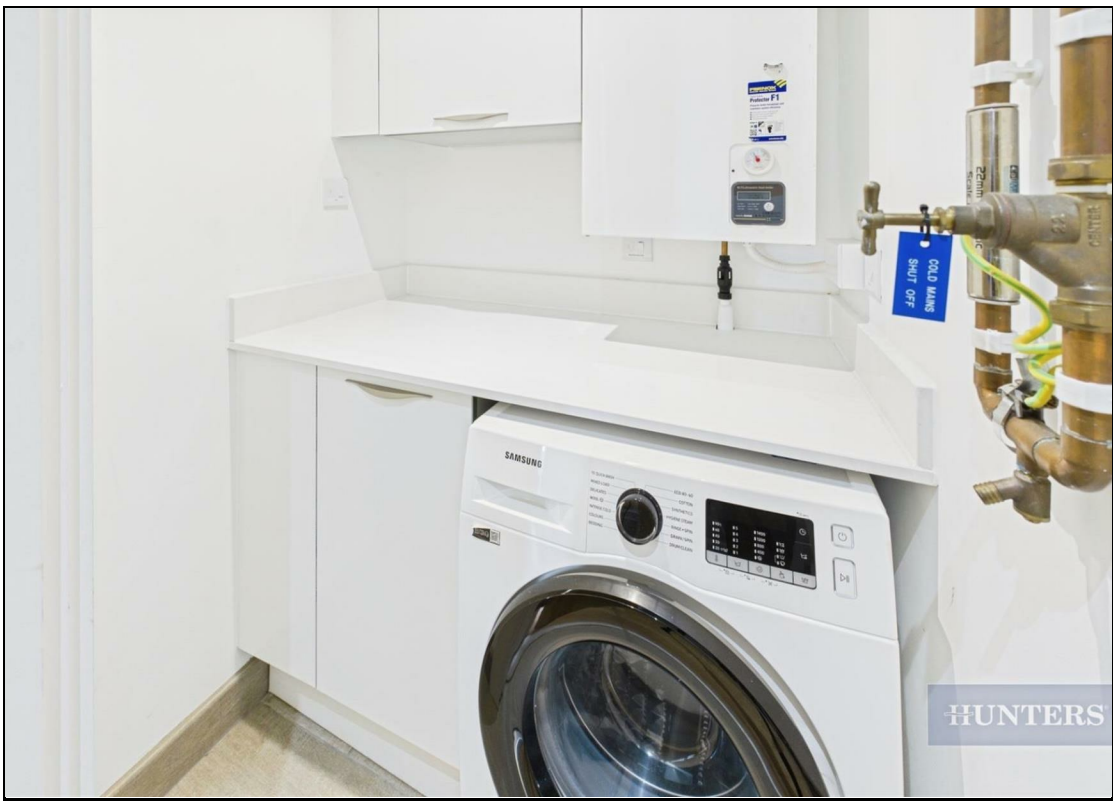
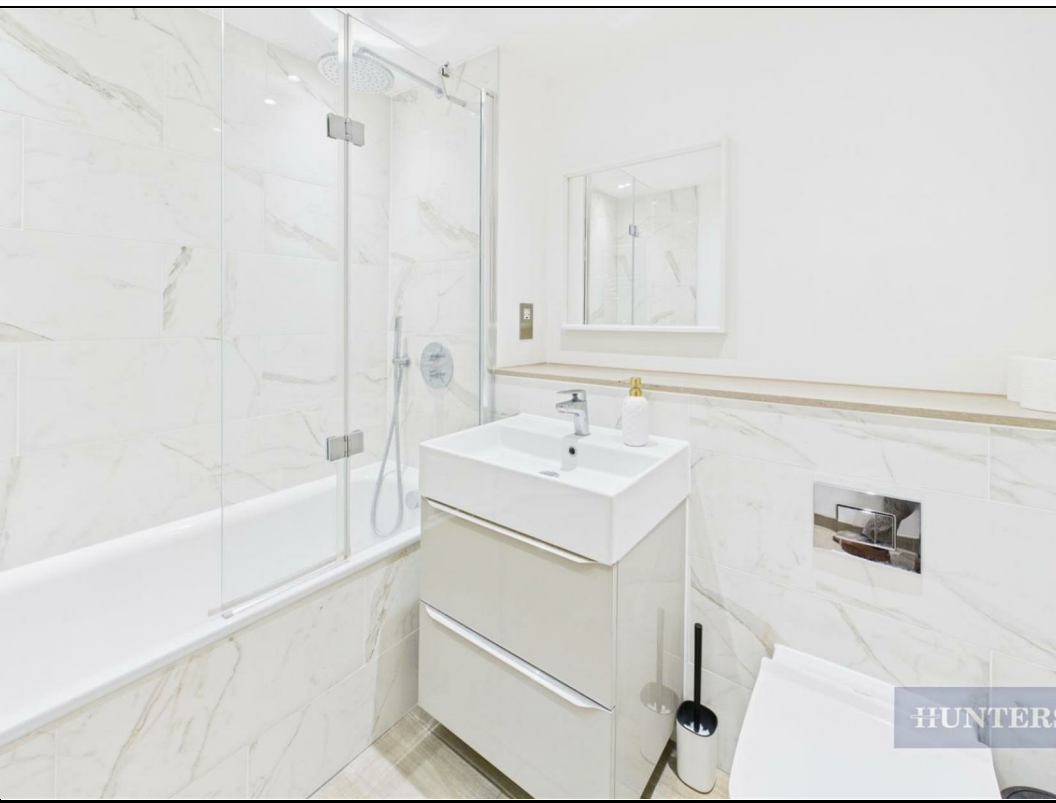
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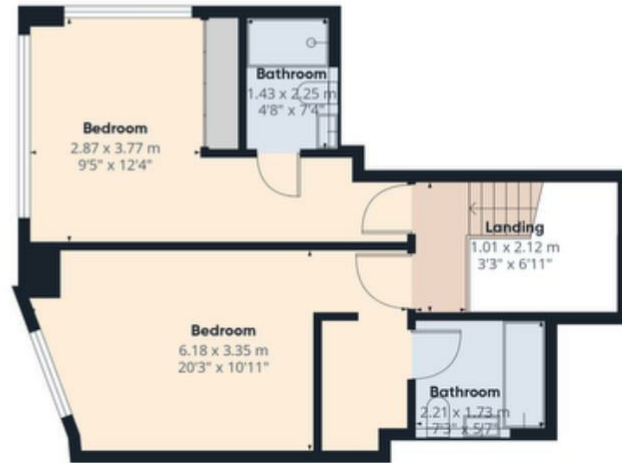


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Ground Floor



Floor 1

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Approximate total area⁽¹⁾

100.5 m²
1082 ft²

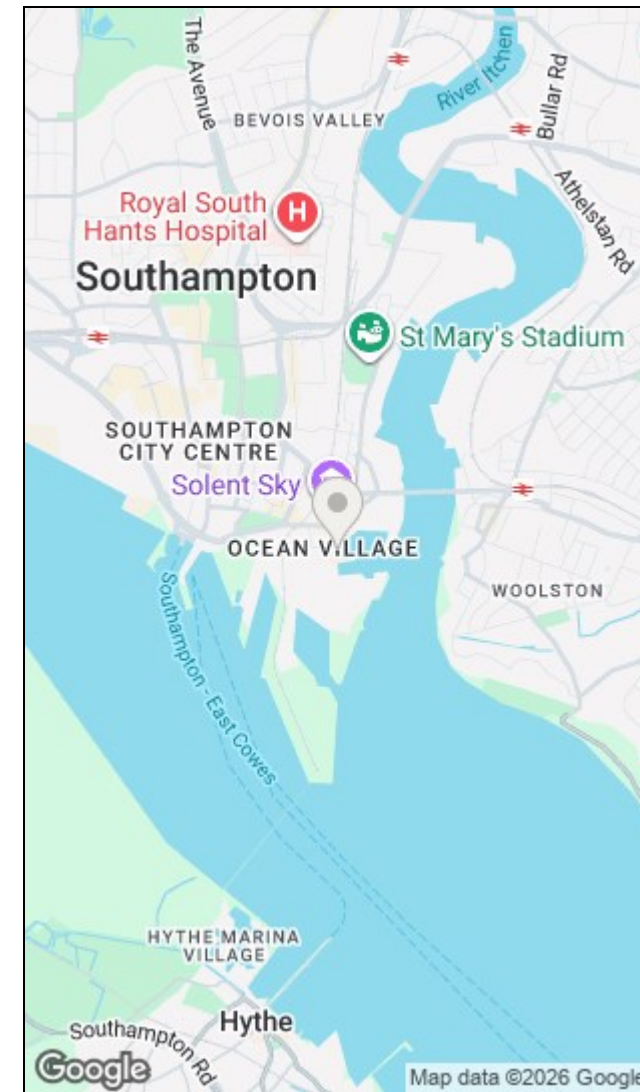
Balconies and terraces

6.6 m²
71 ft²

(1) Excluding balconies and terraces

Calculations reference the BICs (BMS) 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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		85	85

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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