

# HUNTERS®

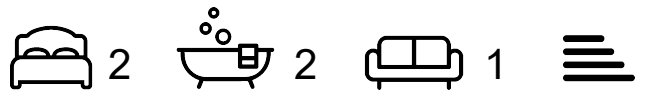
HERE TO GET *you* THERE



## Ocean Way

Southampton, SO14 3LF

Offers In Excess Of £250,000

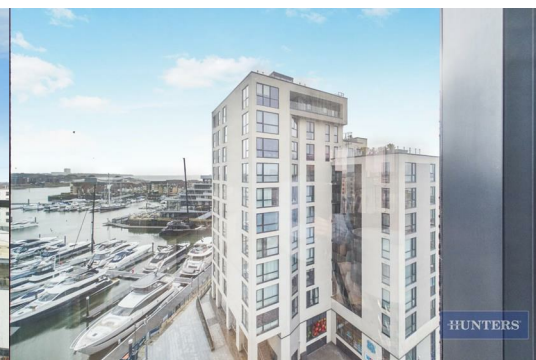


This bright and modern apartment based in Ocean Village area of Southampton offers a splendid opportunity for those seeking a stylish coastal lifestyle. This seventh-floor residence with balcony boasts marina and city views that can be enjoyed from the comfort of your own home.

With two spacious bedrooms, including a master suite complete with an en-suite bathroom, this property is designed for both comfort and convenience. The contemporary design throughout the apartment creates a welcoming atmosphere, making it an ideal retreat and perfect for entertaining guests or simply relaxing while enjoying picturesque surroundings.

Additionally, the property benefits from secure underground parking, providing peace of mind and easy access to your vehicle.

Tenure Type;  
Leasehold Years remaining on lease; 113 years approx.



AML

Agents are required by law to conduct anti-money laundering checks on all those buying a property.

We outsource the initial checks to partner suppliers Coadjute who will contact you once you have had an offer accepted on a property you wish to buy.

The cost of these checks is £54inc vat per person. This is a non-refundable fee.

These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required.

This fee will need to be paid and the checks completed in advance of the office issuing a memorandum of sale on the property you would like to buy.

Material Information - Southampton

- Tenure Type;
- Leasehold Years remaining on lease; 113 years approx.
- Annual Service Charge Amount £4,238 approx.
- Annual Estate Management Charges : £902 approx.
- Ground Rent Amount; £150 p.a.
- Council Tax Banding; D

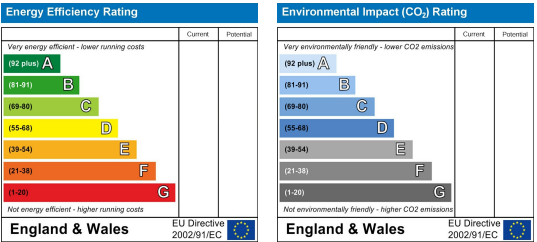
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.