



## Ocean Way

Ocean Village, Southampton, SO14 3JW

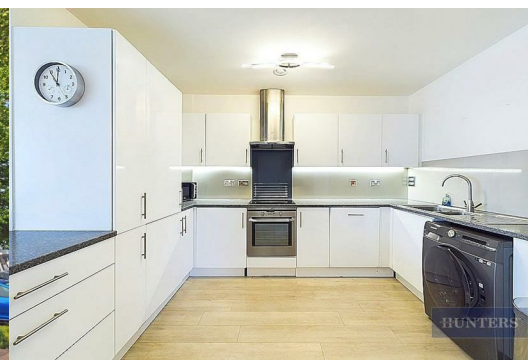
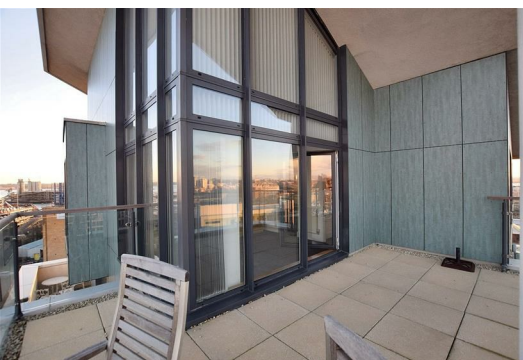
Asking Price £650,000



This luxurious, penthouse apartment is conveniently located in the heart of Ocean Village, enjoying superb views of the marina's iconic buildings and far reaching views of Southampton Water. This ideal property boasts extensive living accommodation that is arranged over two floors, comprising three double bedrooms with luxury en suite facilities to the master and guest, an expansive 'open plan' Lounge/Diner/Kitchen, two balconies and a large roof terrace.

The building will now be undergoing external works and this will be a potential disruption Monday to Friday and with no use of the balcony. For the duration of the external works impacting on the full use of the property, the owner has agreed to reduce the rent amount to £1250pcm.

Ocean Village is the best marina in this area to offer 24-hour, deep-water access with no lock-gates and a minimal current. The surrounding buildings offer excellent shelter for all vessels when extreme winds are evident. Night and day you can watch all manner of maritime traffic, from sailing yachts and motorboats in the marina, to majestic ocean liners heading off down Southampton water. Follow the Titanic trail of history or enjoy a shopping trip to the bustling city centre, within easy walking distance via lively Oxford Street or, simply visit one of the bars or restaurants within Ocean Village or the Five Star Southampton Harbour Hotel on



Material Information - Southampton  
Tenure Type;  
Leasehold Years remaining on lease;  
Leasehold Annual Service Charge Amount £  
Leasehold Ground Rent Amount, Uplift %, Rent Review Period;  
Shared Ownership % of share, amount of rent on remaining share £  
Council Tax Banding;

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.

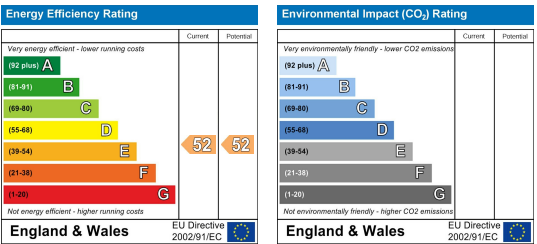
Area Map



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.