



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE



**With 12m mooring**

 2  2  1  B

# Moorhead Court, Ocean Village, SO14

## Offers In Excess Of £390,000



\*12m mooring in Ocean Village Marina\*

Guide Price £390,000 to £400,000 - No Onward Chain

Located in one of Southampton's most prestigious and sought after developments we are delighted to be able to present this two double bedroom, two reception room maritime apartment which delivers on all the glamour. The flat comes with a garage an additional allocated space & visitors parking.

Leading into the apartment you are welcomed into a well-maintained entrance hall with three useful storage cupboards. The lounge is situated on the East side of the building and offers a well proportioned space, along with an easy access modern high gloss kitchen with breakfast bar, separate dining room with direct water views and a balcony overlooking Southampton water. The master bedroom offers towering views across the water's edge and reveals a fitted wardrobe along with a well designed en-suite shower room. The second bedroom is a double in size and embraces comfort with its soft pastel coloured carpet, crisp white walls and warming West facing aspects. There is also a second bathroom tastefully decorated with natural light and bath/shower.

Viewing is certainly advised to appreciate all aspects of this superb waterside apartment.

Moorhead Court is situated in the sought after area of Ocean Village Marina, the property enjoys convenient access to both the nearby Oxford Street and the centre of Southampton with its abundance of facilities and amenities that include shops, restaurants, bars and cinemas. There is also easy access to the M27 and M3. Southampton Central and Southampton Parkway railway stations provide a fast and convenient route to both London Waterloo and the New Forest. Southampton Airport is just 4.6 miles away.

Lease: 962 years remaining.

Ground Rent: £1.20 per annum

Service charge £2,368 per annum

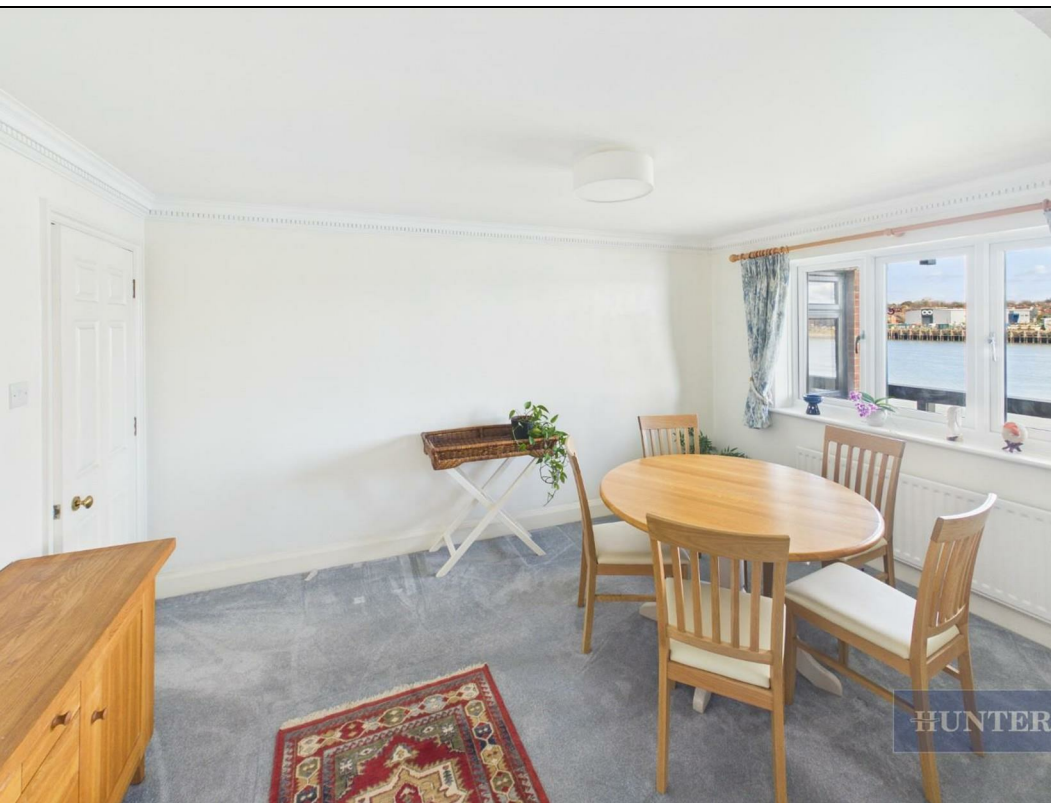
Marina/ Estate charge £5,155.12 per annum approx. Expected to reduce this year. Last year £3,304

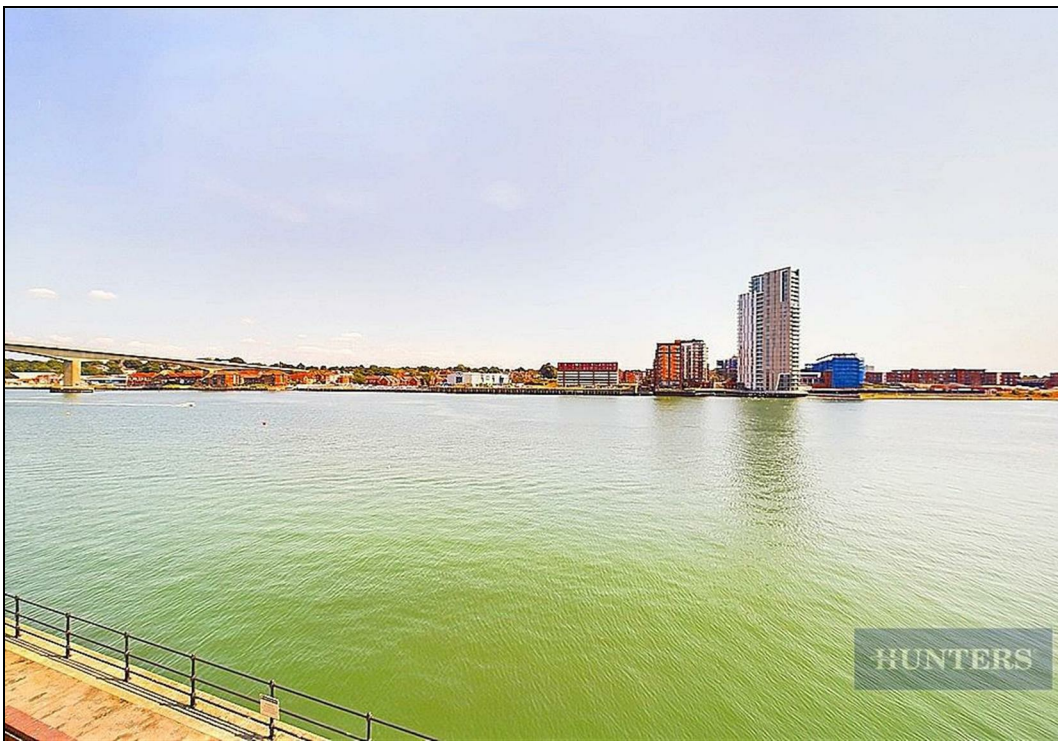
Council Tax: E

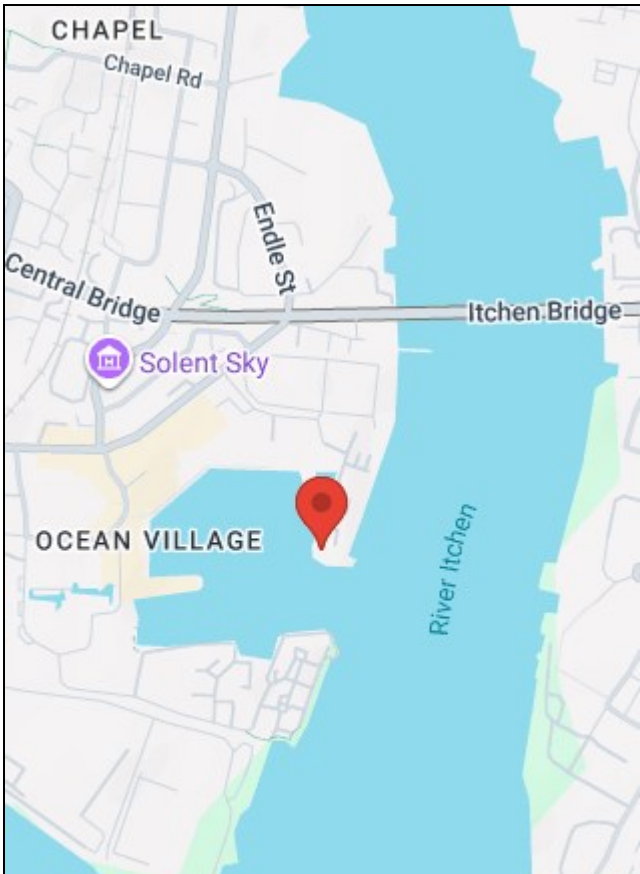
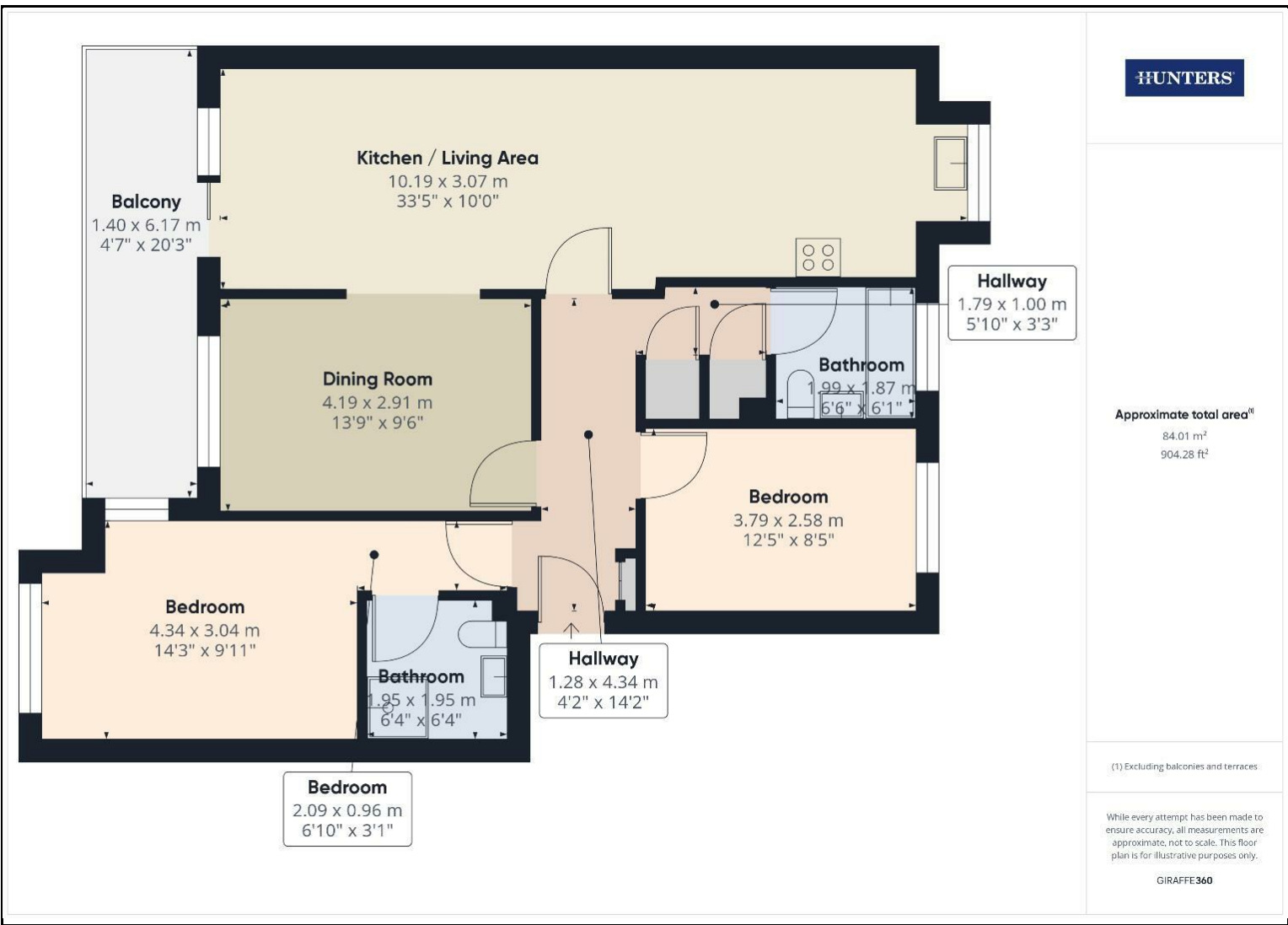
## KEY FEATURES

- 12 Metre Mooring
- Fantastic Views of the Itchen River
  - No Chain
- Two Double Bedrooms
  - Modern Kitchen
  - Balcony
- Two Bathrooms
  - Garage
- Waterside property
- Service charges paid until March 2026 by current owner









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	
84	84
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	
EU Directive 2002/91/EC	

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