

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Channel Way

Ocean Village, Southampton, SO14 3JB

£1,800 Per Calendar Month



Ocean Village Marina offers a relaxed atmosphere and something for everyone; bars, restaurants, a cinema and prestigious five star hotel. By day, watch the boats sail from many resting spots around the water, follow the Titanic trail of history or enjoy a shopping trip to the nearby bustling city centre. A two bedroom furnished apartment benefiting from open plan living accommodation, two ensuite bathrooms, cloakroom, fantastic marina views, fitted appliances and allocated parking. The development offers a range of features including 24 hour concierge service and secure parking. Offered unfurnished and available now.

**\*\*The block will have works ongoing from now until early 2025 (projected completion) and this will impact use of the balcony and its views. Whilst this is in play, the property will have a small reduction in rent. On completion of works the rent will be brought back to original market value on the next rent due date.\*\***



## ENTRANCE HALL

Built in storage cupboards, entry phone, power points.

## CLOAKROOM 3'5" x 6'8" (1.04 x 2.03)

WC and sink.

## KITCHEN 7'2" x 9'8" (2.18 x 2.95)

Range of eye and base level units with worktops and stainless steel sink and drainer. Built in oven, hob, fridge/freezer, washer/ dryer and dishwasher.

## LIVING ROOM 21'7" x 16'4" (6.58 x 4.98)

Doors leading to balcony, wall mounted heater, media and power points.

## BALCONY

L-shaped balcony with space for table and chairs

## MASTER BEDROOM 11'2" x 19'4" (3.4 x 5.89)

Window, wall mounted heater, built in wardrobes, media and power points.

## ENSUITE BATHROOM 5'9" x 9'2" (1.75 x 2.79)

Three piece suite comprises bath with shower over, wall mounted sink and concealed cistern WC. Wall mounted mirror, shaver point, heated towel rail, tiled walls and floor.

## BEDROOM 8'3" x 16'6" (2.51 x 5.03)

Window, wall mounted heater, media and power points.

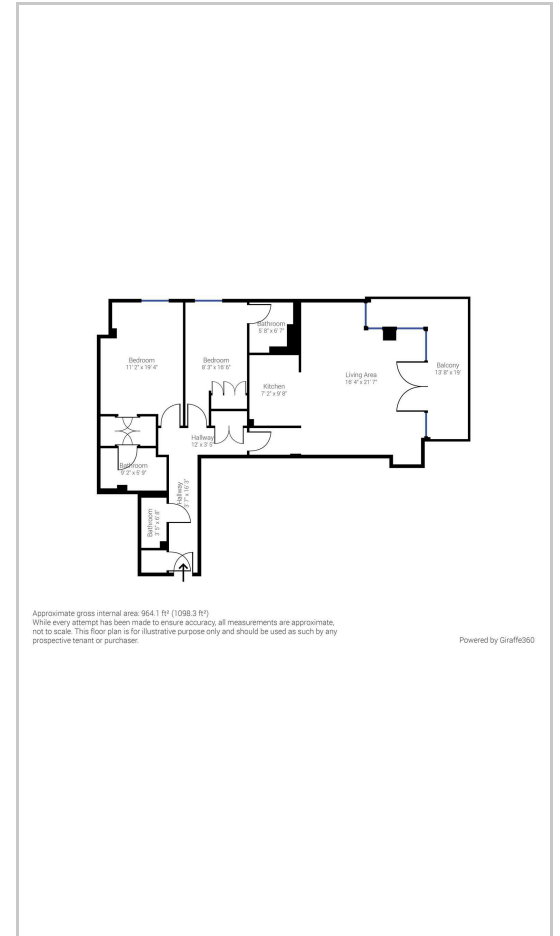
## ENSUITE SHOWER ROOM 5'8" x 6'7" (1.73 x 2.01)

Three piece suite comprises shower cubicle, wall mounted sink and concealed cistern WC. Wall mounted mirrors, heated towel rail shaver point, tiled walls and floor.

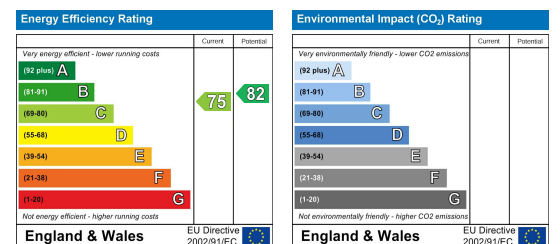
## Area Map



## 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.

35 Bedford Place, Southampton, SO15 2DG

Tel: 02380 987720 Email: southampton@hunters.com <https://www.hunters.com>