



HUNTERS[®]
HERE TO GET *you* THERE

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HUNTERS[®]

Pacific Close, Southampton

Guide Price £270,000



Located in the desirable area of Ocean Village, this charming purpose-built flat offers a delightful blend of comfort and convenience. The property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, those seeking a spacious home office or waterside life style. This superb apartment also is a good rental investment opportunity.

The flat boasts a modern design that is both functional and inviting. With two bathrooms, morning routines will be a breeze, ensuring that everyone has their own space. The property also benefits from a garage and off-road parking, as-well as two parking permits for on-road parking, providing peace of mind and ease of access.

One of the standout features of this flat is its partial marina view, which can be enjoyed from the comfort of your own home.

Ocean Village location is renowned for its vibrant atmosphere, offering a variety of shops, restaurants, and leisure activities right on your doorstep. Whether you fancy a leisurely stroll along the marina or a night out at one of the local eateries, this area has something for everyone.

Tenure: Leasehold

Lease Length: 958 approx.

Maintenance: £3,000.24 pa approx. (paid in two equal payments, six months in advance).

N.B. Paid until 30/06/2026

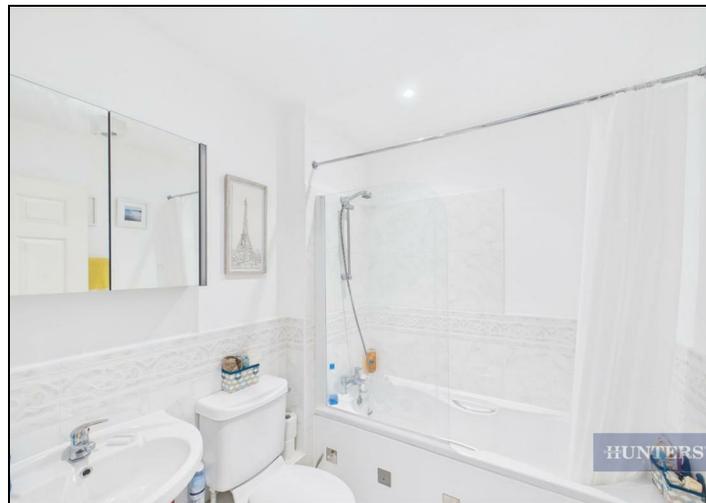
Ground Rent: £0

Council Tax Banding: D

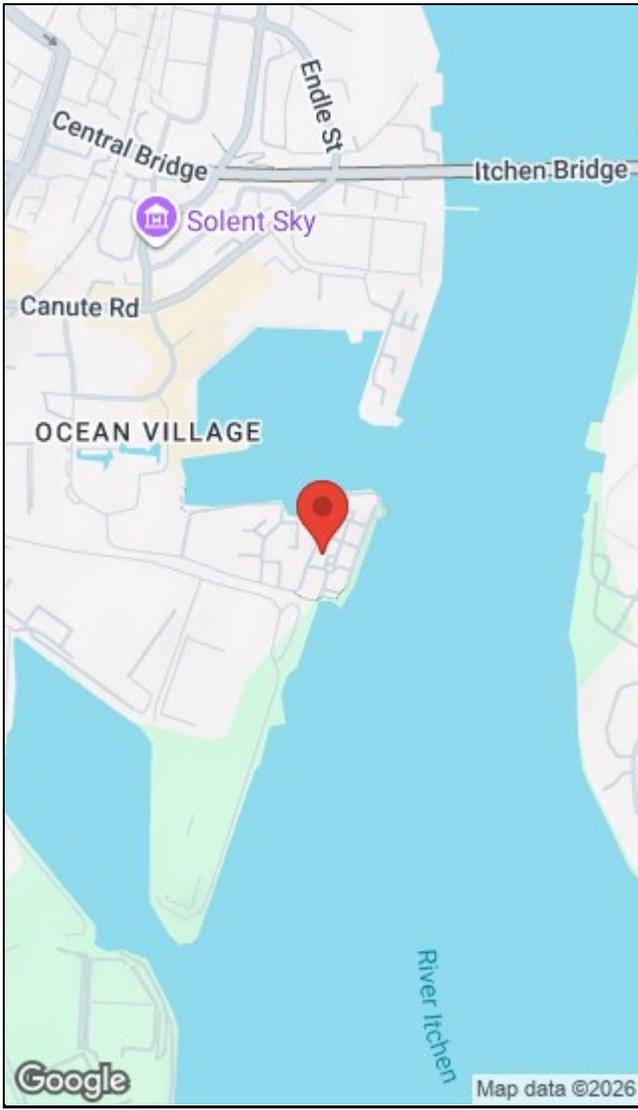
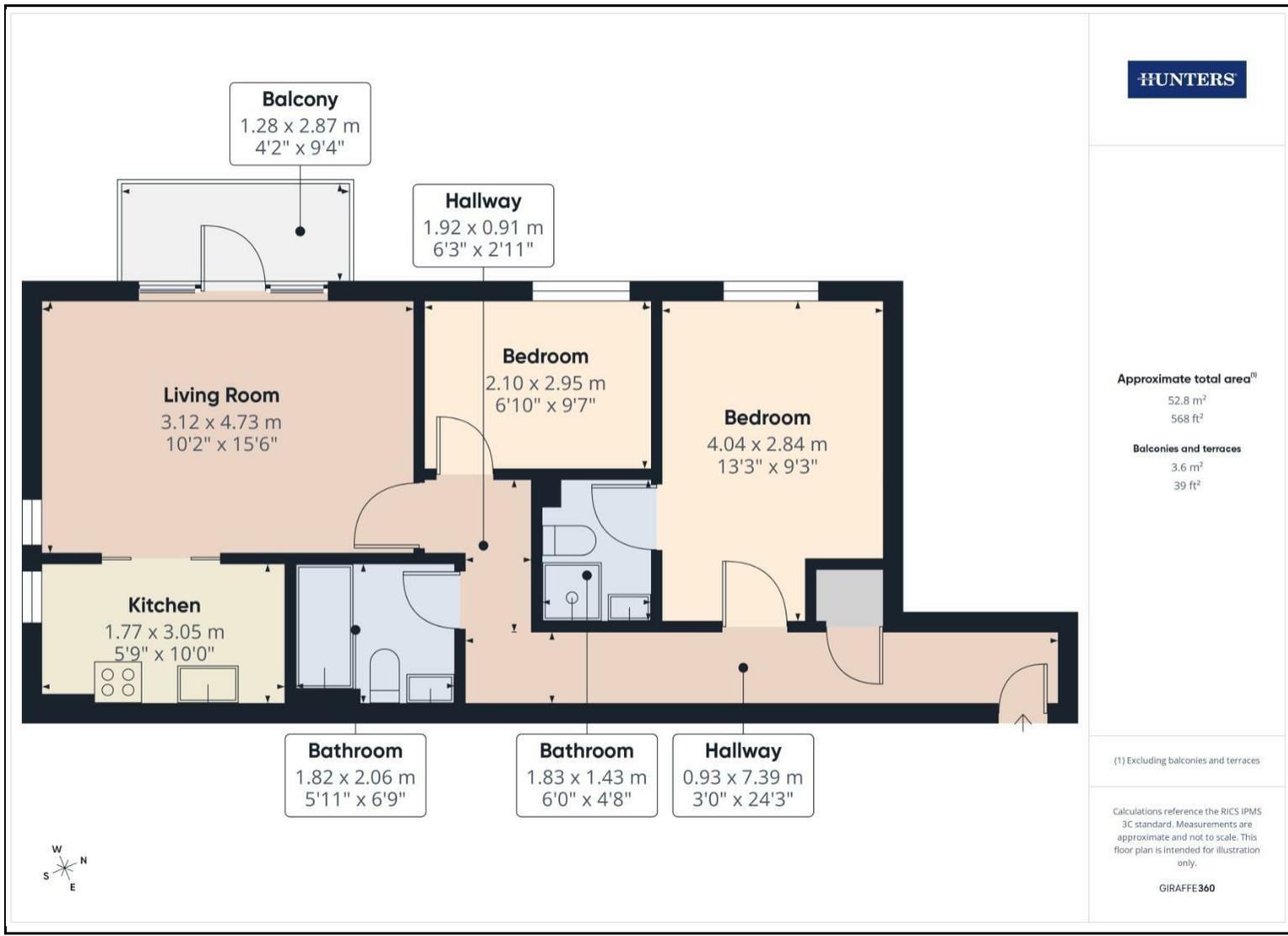
EPC: B

KEY FEATURES

- Superb Waterside Apartment
- High Spec Modern Kitchen
 - Two Bedrooms
- Bright Reception Room
 - Two Bathrooms
- Generous Size Balcony
 - Ample storage
- Garage Plus Parking Spaces
- Lease: 958 Years Approx.







Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
83	83				
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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