



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE



# Maritime Walk, Ocean Village, Southampton

Guide Price £525,000



With no onward chain, this is a stunning three bedroom apartment with panoramic views across Southampton's Ocean Village marina and the River Itchen.

With around 1,200 sq ft of accommodation, three good sized bedrooms, the accommodation briefly comprises an inviting entrance hall, stunning 26.1ft open plan sitting room/dining area and modern kitchen/breakfast room, three double bedrooms (the master of which benefits from a dressing room and a beautifully appointed en-suite) with a further 'Jack & Jill' modern bathroom.

Additional benefits include a good size balcony overlooking the marina, 24 hour concierge service, security entry system and gated underground parking for one car.

The block is directly adjacent to Southampton's landmark Harbour Hotel & Spa which has transformed Ocean Village with its striking super yacht inspired design. The hotel also offers an award winning restaurant and the city's most exciting roof top destination bar - HarBar on the 6th and the Jetty Restaurant on the ground floor. The block is also only a short walk away from Southampton's Oxford Street that offers a broad range of restaurants and bars, is also within walking distance of its thriving town centre, close to the ferry terminal (providing direct links to the Isle of Wight) with London and all main motorway access routes also being within easy reach.

Rarely available to the market, an early viewing is a must.

EWSI- BI Rating (no remedial works required).

Tenure Type; Leasehold

Leasehold Years remaining on lease; 144 years approx.

Leasehold Annual Service Charge Amount £6600 approx. (£1650 per quarter approx.)

Leasehold Ground Rent Amount, £388.44 approx.



## KEY FEATURES

- No Onward Chain
- Beautifully Presented Three Bedrooms  
Overlooking Marina
- Open Plan Sitting/Dining/Kitchen/Breakfast Area
  - Master With En-suite & Dressing Room
    - Jack & Jill Bathroom
      - Balcony
  - Gated Allocated Underground Parking
- EWS1- B1 Rating (no remedial works required)
- Highly Desirable Ocean Village Location
  - Waterside property









**Approximate total area<sup>m</sup>**

110.34 m<sup>2</sup>  
1187.69 ft<sup>2</sup>

**Balconies and terraces**

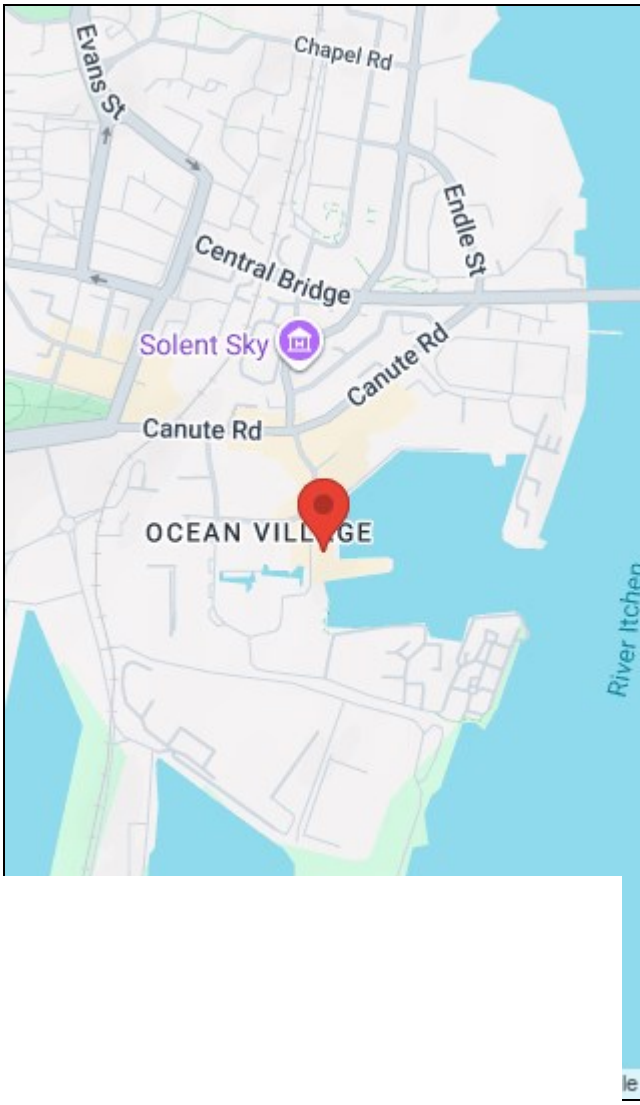
9.18 m<sup>2</sup>  
98.81 ft<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>86</b>	<b>England &amp; Wales</b>
		<b>86</b>	EU Directive 2002/91/EC

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