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Neptune House, Southampton SO14

Offers In Excess Of £195,000



** No forward chain **

This stylish and practical two bedroom, two bathroom apartment is offered with no forward chain and located on the fourth floor of Neptune House, a purpose built development offering low maintenance city living within easy reach of Ocean Village and Southampton's vibrant centre.

With lift access and a well considered layout, the apartment features an open plan kitchen/living area that opens onto a private west facing balcony, perfect for catching the afternoon sun or enjoying outdoor meals.

Both bedrooms are comfortable doubles, with the main bedroom offering an en-suite shower room. A second bathroom provides added flexibility, making this a smart choice for couples, sharers, or those looking for a home office setup.

A standout feature is the secure, covered parking space, a valuable asset in this location. It offers peace of mind and year round protection for your vehicle, with direct access to the building.

Positioned just 0.6 miles from the city centre, the location is well served by local amenities. Nearby Ocean Village Marina offers a lively atmosphere with waterside restaurants, bars, convenience stores, salons, and scenic walks. You'll also find the renowned five star Harbour Hotel & Spa just a short stroll away, complete with rooftop cocktail bar.

Lease : 101 years remaining approx.

Service Charge: Approximate £2,417 per annum

Ground Rent: Approximate £100 per annum

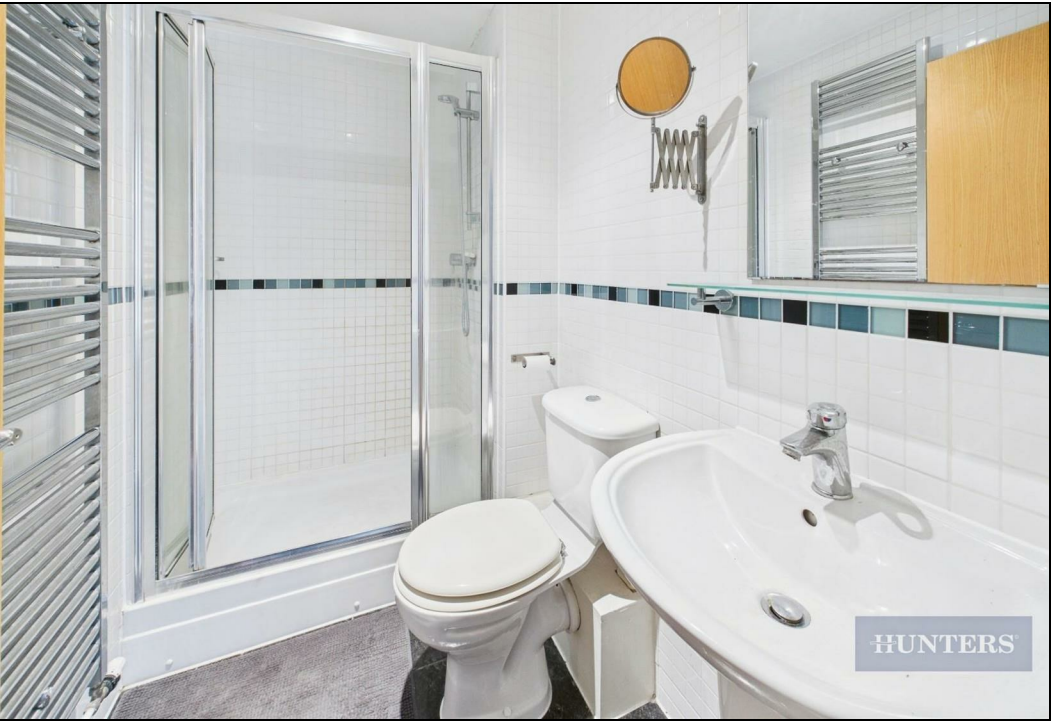
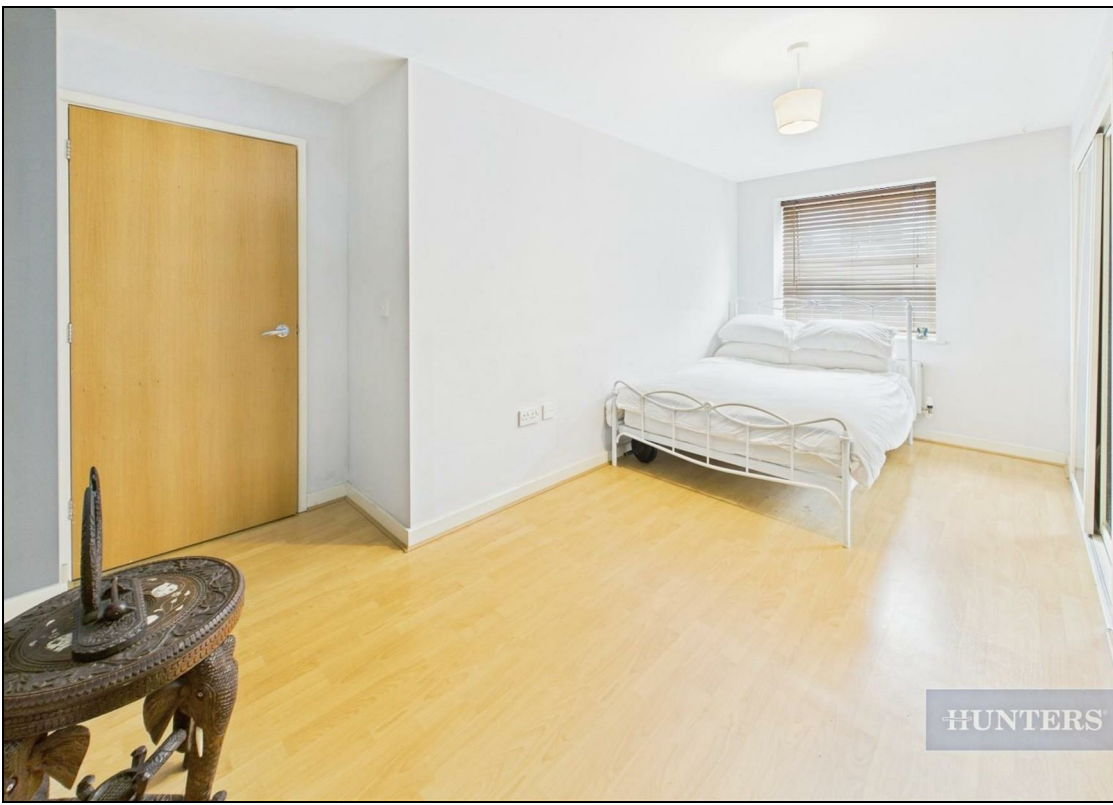
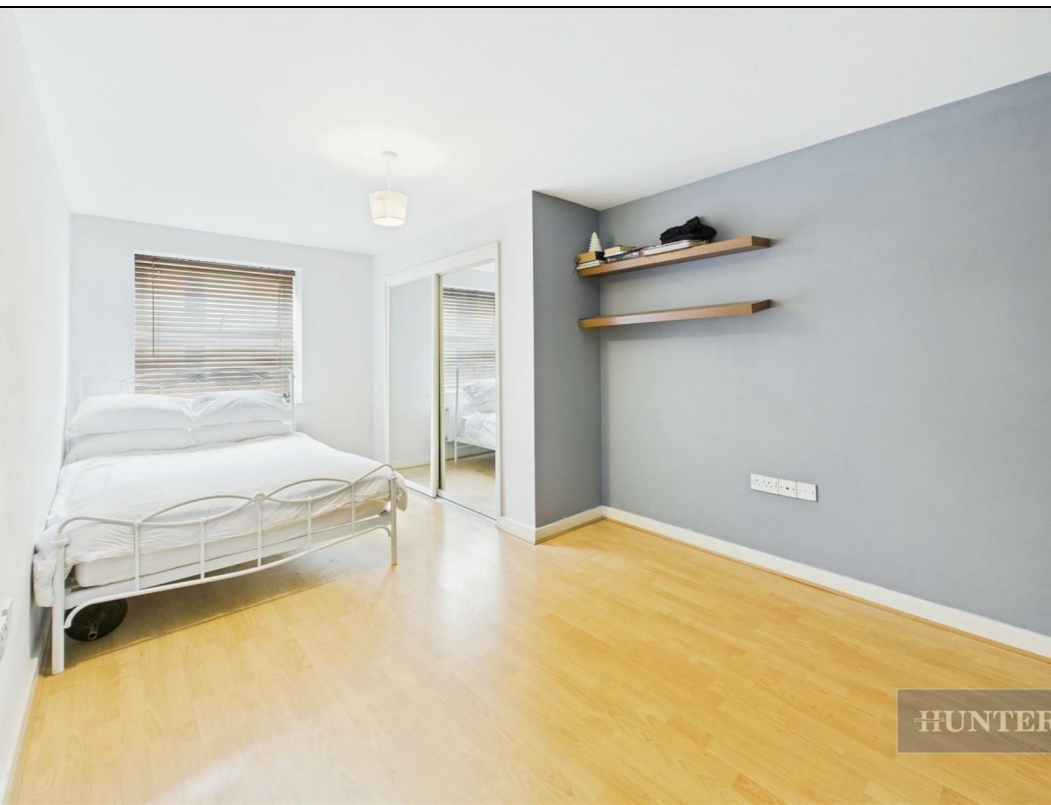
Council Tax Band : 'C'

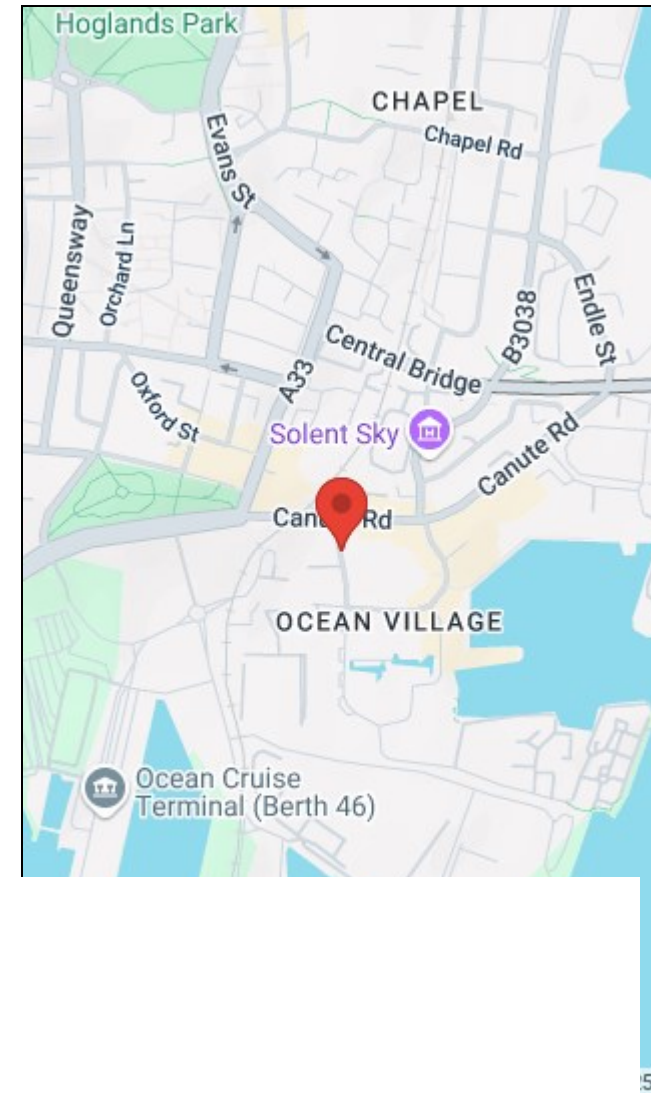
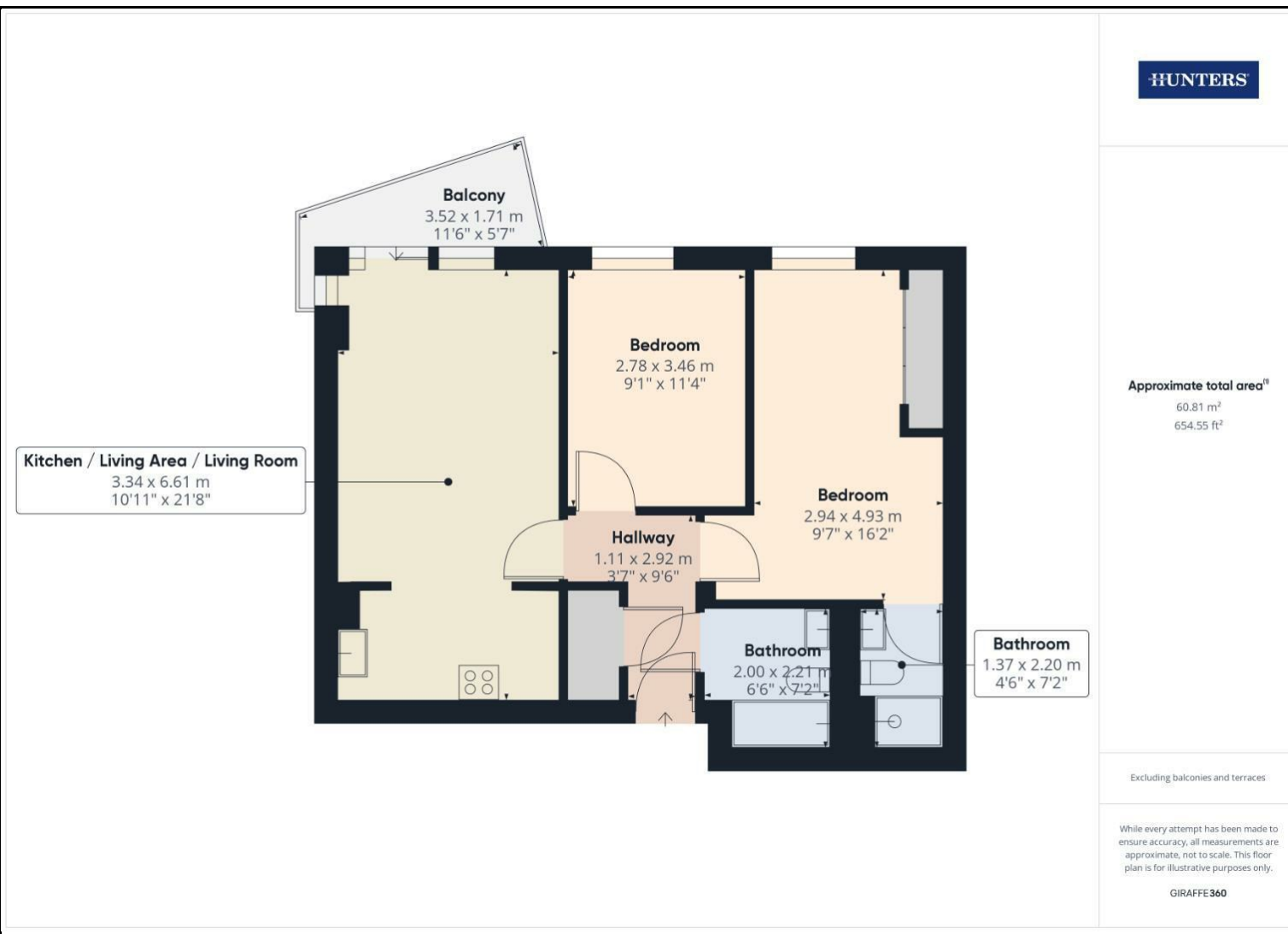


KEY FEATURES

- No forward chain
- Two double bedrooms
- Allocated covered parking space
- West facing corner balcony
 - 4th floor with lift
- Two bathrooms including family bathroom & ensuite
- Central location by Ocean Village
 - Double glazing throughout







Energy Efficiency Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	76	76
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		

Environmental Impact (CO ₂) Rating	Current	Potential
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>		
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		

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