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# The Hawkins Tower, Ocean Way, Southampton SO14 Guide Price £260,000



This is an impressive two-bedroom apartment, situated in Admirals Quay in the heart of the prestigious Ocean Village, is now available; offering modern yet homely living spaces and stunning views to match, this property provides both comfort and luxury.

Upon entering the property you will be met with a hallway that stretches straight through to the open plan kitchen and a generous living room, perfect for group enjoyment, alongside a beautiful kitchen area complimented with a breakfast bar and exceptional windows that allow you to admire the panoramic views and making it feel both bright and airy.

The gorgeous master bedroom provides a peaceful retreat, complemented by a charming and well-finished en-suite bathroom. Adjacent to this is the second double bedroom, perfectly suited for guests, along with a contemporary full family bathroom. Both bedrooms are tastefully presented, featuring impressive windows that enhance the sense of space and light, as well as double built-in wardrobes offering excellent storage and everyday convenience.

Set within one of Ocean Village's most sought-after developments, this beautifully presented apartment offers a superb blend of style, comfort, and location, an outstanding home ready to be enjoyed.

## TENURE:

Leasehold

Length of lease 125 Years from Apr 2014.

Service Charges 2025 - 2026 : £4,330 per annum approx.

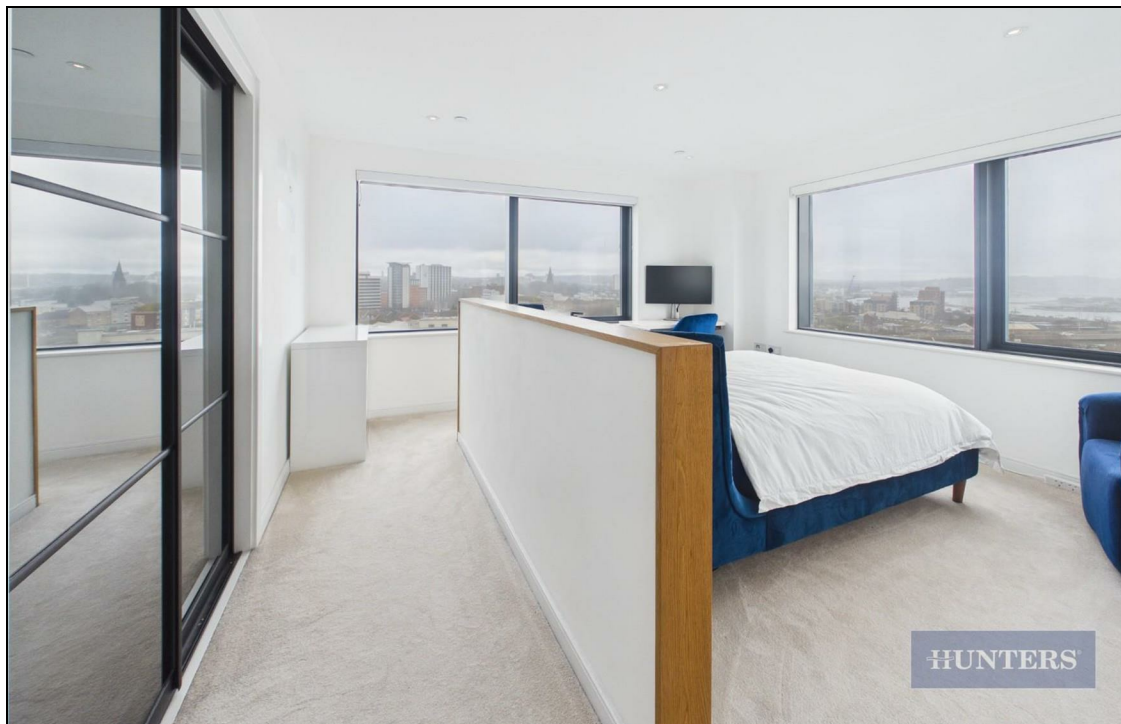
Ground Rent: £275 per annum approx.

Council Tax Band: E

## KEY FEATURES

- Two-bedroom apartment
  - Exceptional views
- Luxury Open-plan living space
  - Breakfast bar
  - Modern kitchen
  - Built-in storage
  - Full family bathroom
- En-suite bathroom to principle bedroom
- Residents gym - Allocated parking for one car
- Ocean Village location







Energy Efficiency Rating	
	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	
Current	Potential
<b>88</b>	<b>88</b>

EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	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	
Current	Potential

EU Directive 2002/91/EC

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