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Alexandra Wharf, Ocean Village, SO14

Offers In Excess Of £500,000



Set across two levels and thoughtfully designed for modern marina living, this spacious two-bedroom duplex offers over 1,080 sq ft of stylish accommodation, including a private balcony and two luxurious bathrooms.

This impressive apartment is arranged around a generous open-plan kitchen/living area extending to over 23ft, with full-height windows and doors opening onto a private balcony, perfect for soaking up the marina atmosphere. The ground floor also includes a welcoming hallway and a convenient WC.

Upstairs, the principal bedroom spans over 20ft and features a dedicated space for a wardrobe as you enter, along with its own en-suite. The second double bedroom also benefits from a private en-suite. This layout offers excellent space and separation, ideal for guests, sharers, or use as a home office, further enhanced by abundant natural light and contemporary finishes throughout.

Additional benefits include secure gated parking, lift access, and a share of freehold. Residents enjoy all the perks of Ocean Village living, with the renowned Harbour Hotel & Spa, waterfront restaurants, cafes, and vibrant Oxford Street just a short stroll away. Excellent transport links, ferry access to the Isle of Wight, and proximity to the city centre make this an unbeatable location for both lifestyle and convenience.

Tenure: Leasehold

Leasehold Years remaining on lease: 114 years remaining

Service charge: £6,612.63 pa appox.

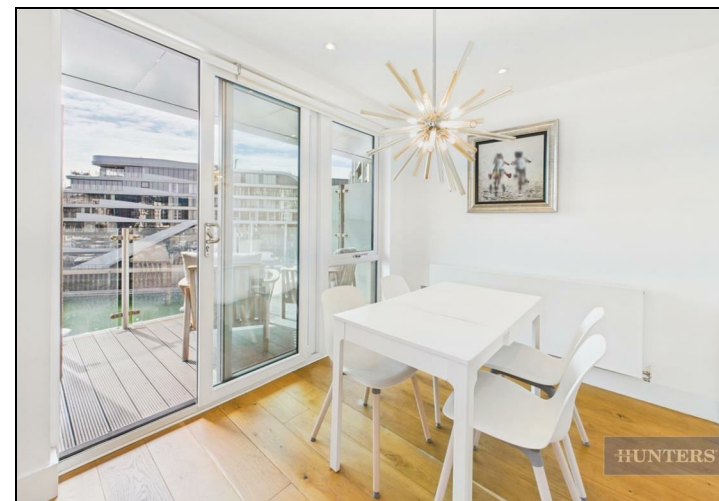
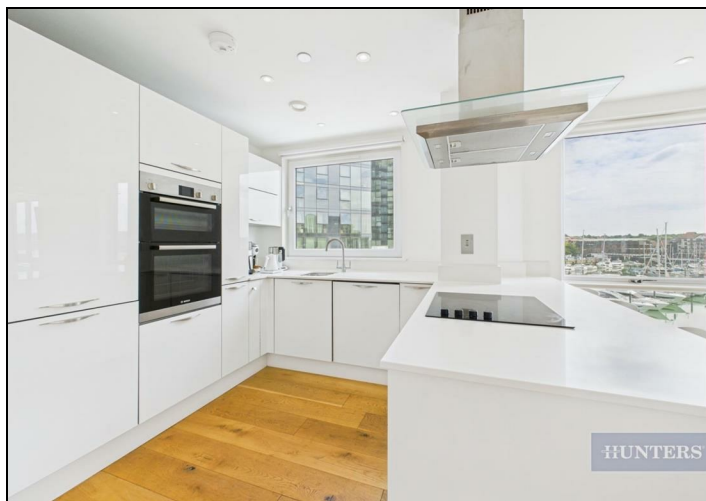
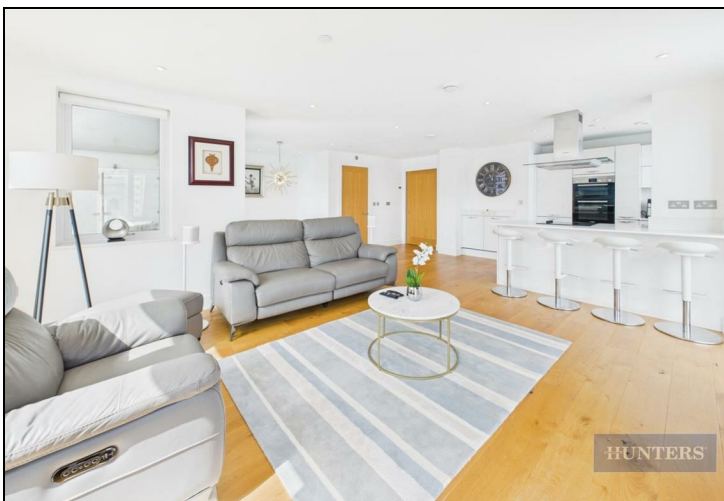
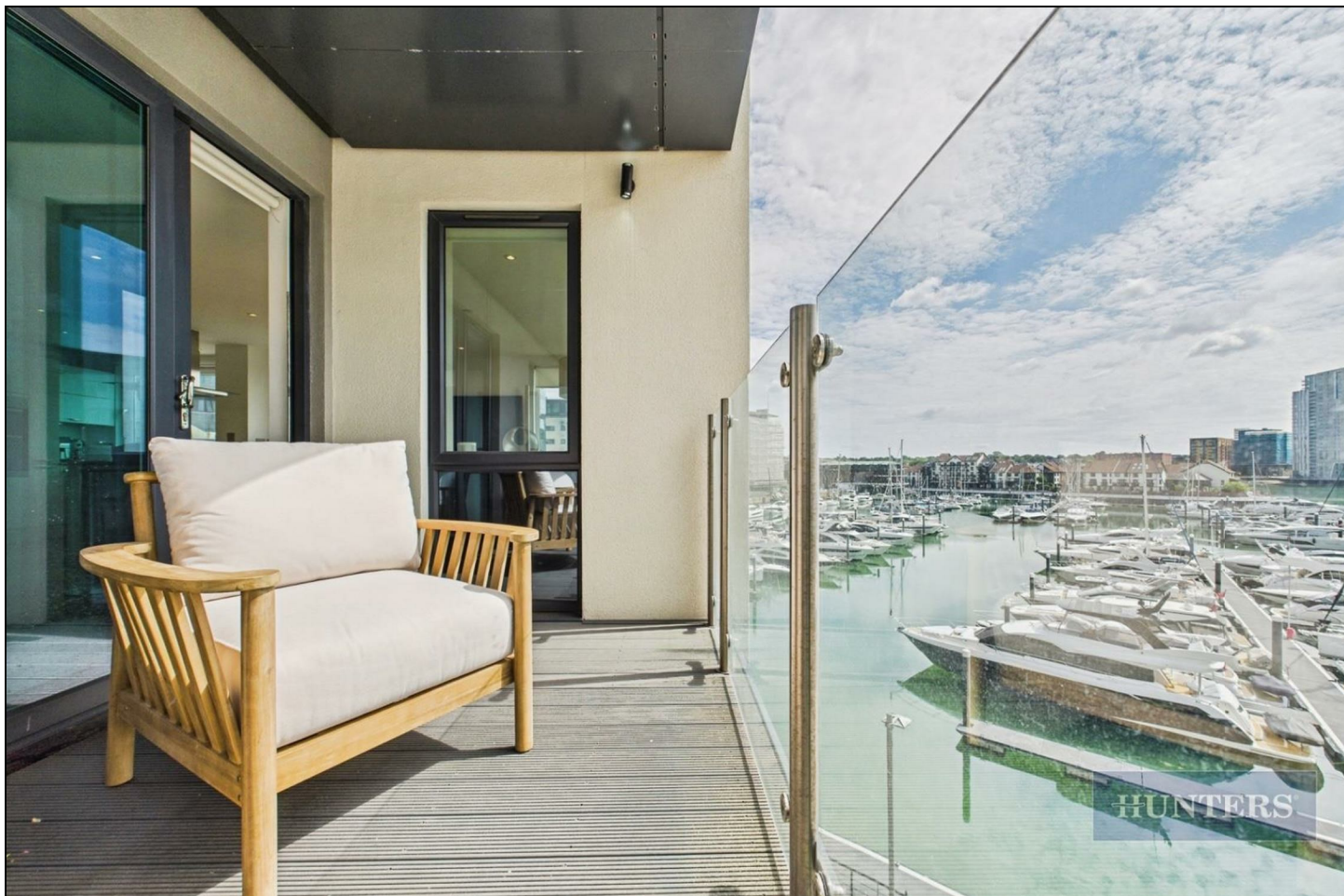
Leasehold Ground Rent Amount: £258.96

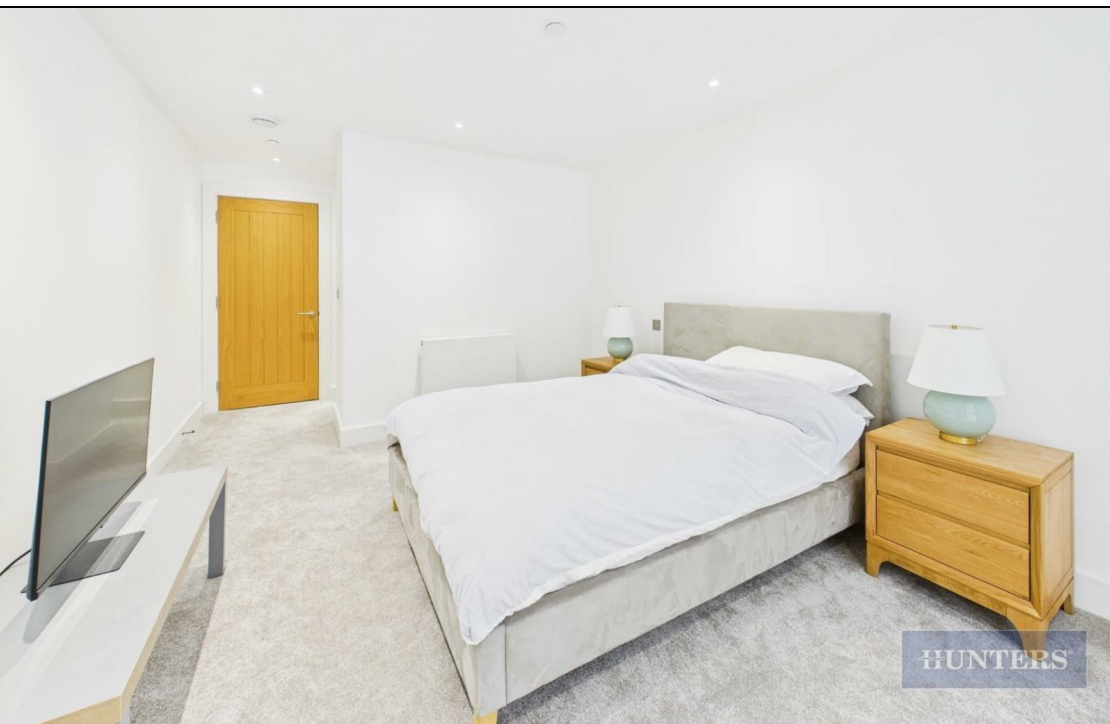
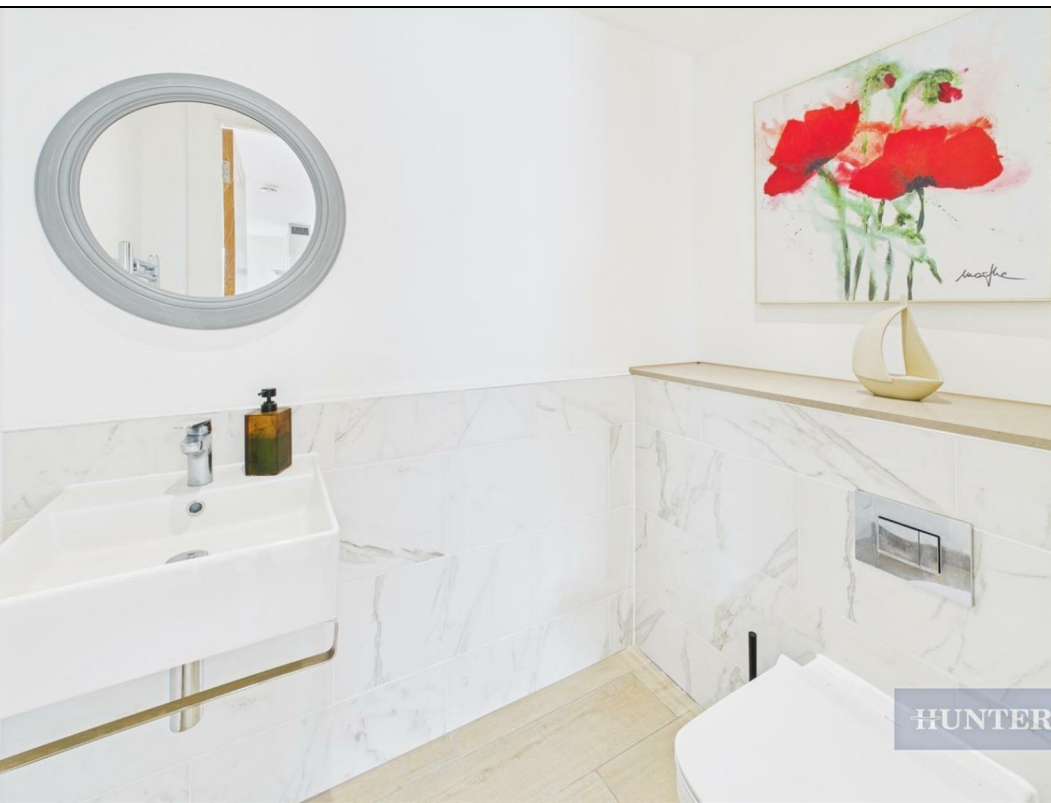
EWS1 status: B1 rating (no remedial works required)

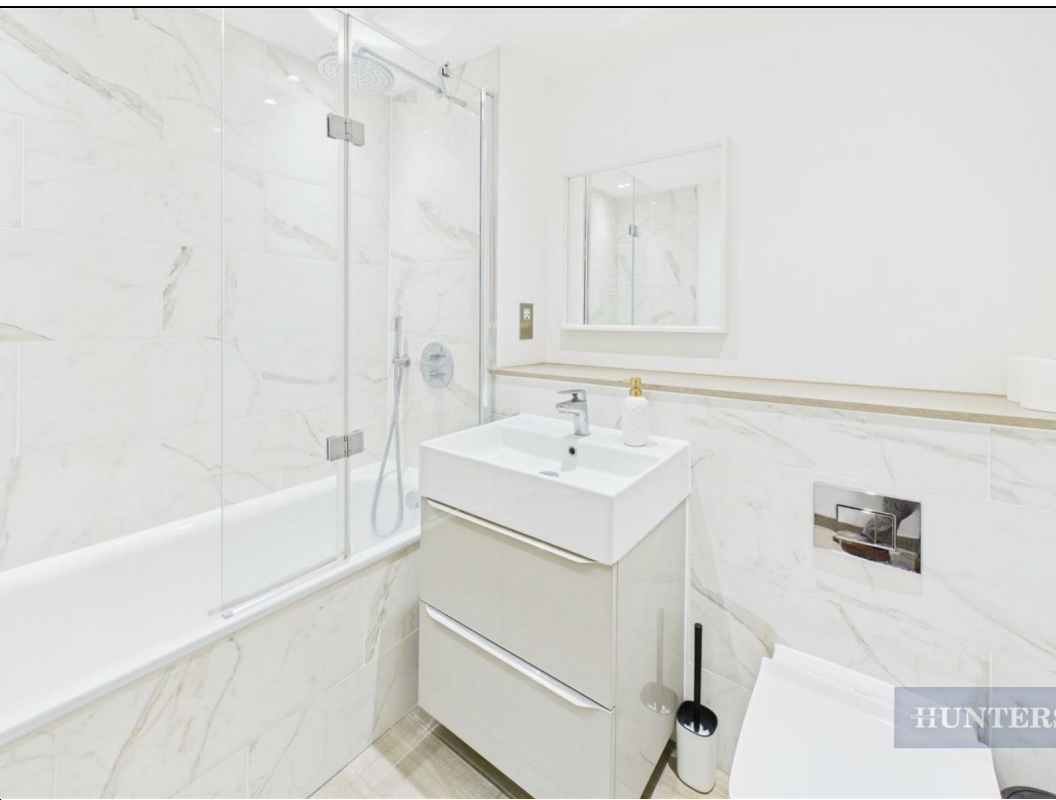
Council Tax Banding: E

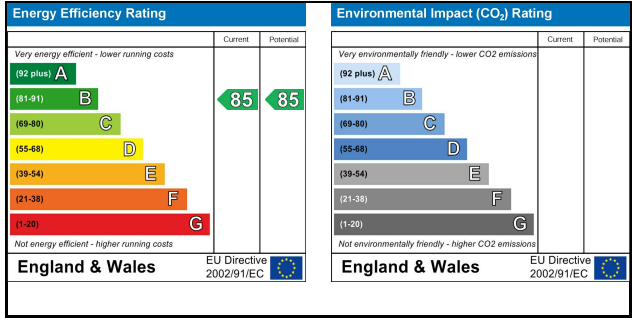
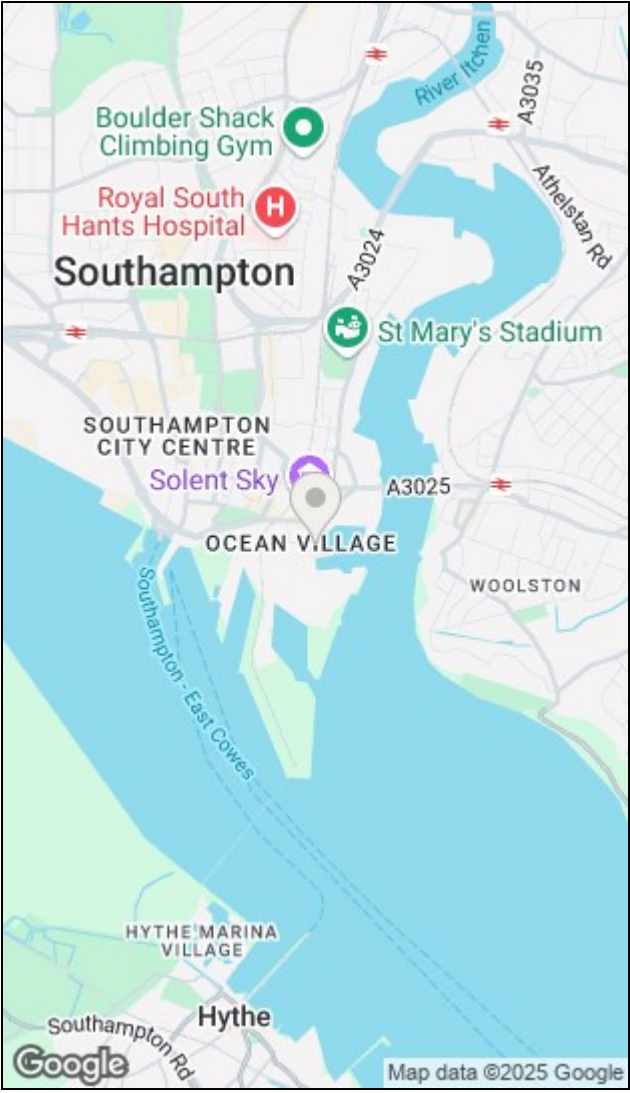
KEY FEATURES

- Spacious 2-bedroom duplex
- Stylish open-plan kitchen/living area
 - Full-height windows
- Principal bedroom with en-suite bathroom
 - Downstairs WC
- Contemporary finishes
- Excellent natural light throughout
 - Secure gated parking
- Prime Ocean Village location
- EWS1 BI rated (no remedial work)









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