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Ranger Court, Ocean Way, SO14

Offers In Excess Of £270,000



A generously proportioned, modern, recently decorated penthouse apartment with a superb balcony offering water views, a comfortable and convenient living experience.

Located in the heart of Ocean Village, this bright and airy apartment further boasts two spacious bedrooms, integrated contemporary kitchen, two bathrooms and an undercroft car-parking space.

The current owner has recently decorated throughout and had new carpets fitted, making this home "move-in" ready. This property also offers a fantastic rental investment opportunity.

The Entrance Hall welcomes you with a smooth finish to ceiling with inset spotlights, door to side elevation, storage cupboard and easy to maintain wood effect Karndean flooring mainly throughout. The kitchen has a range of modern wall, base and drawer units with roll top work surface, stainless steel sink and drainer inset, an integrated AEG all in one oven with hob, with an extractor fan above, integrated Zanussi washer dryer, space for fridge freezer, tiled

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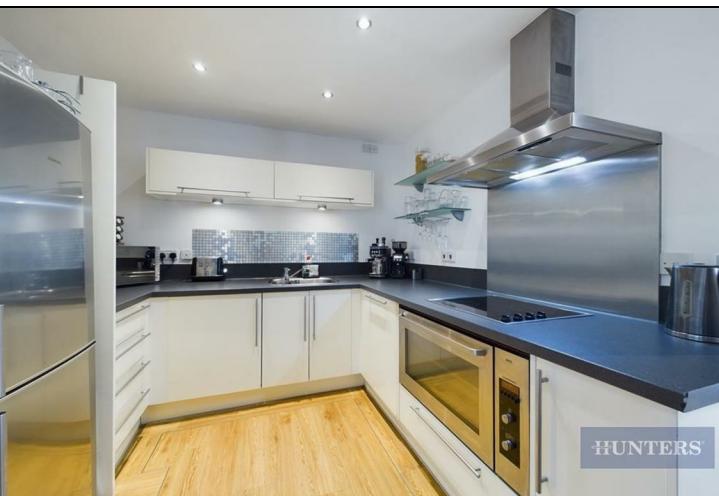
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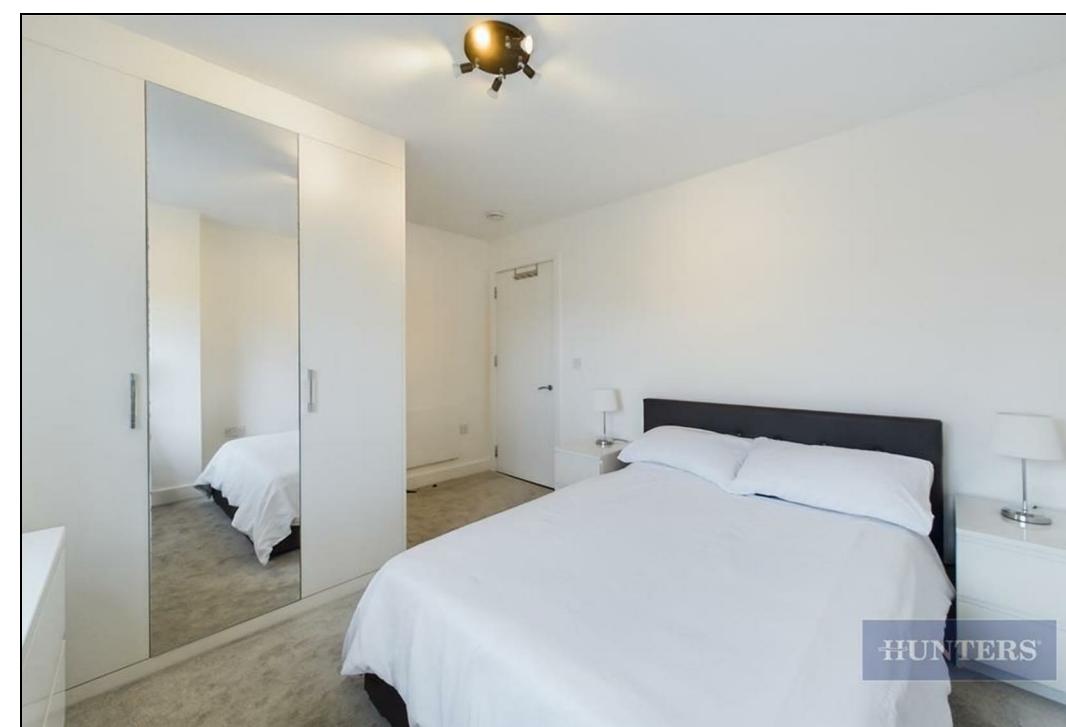
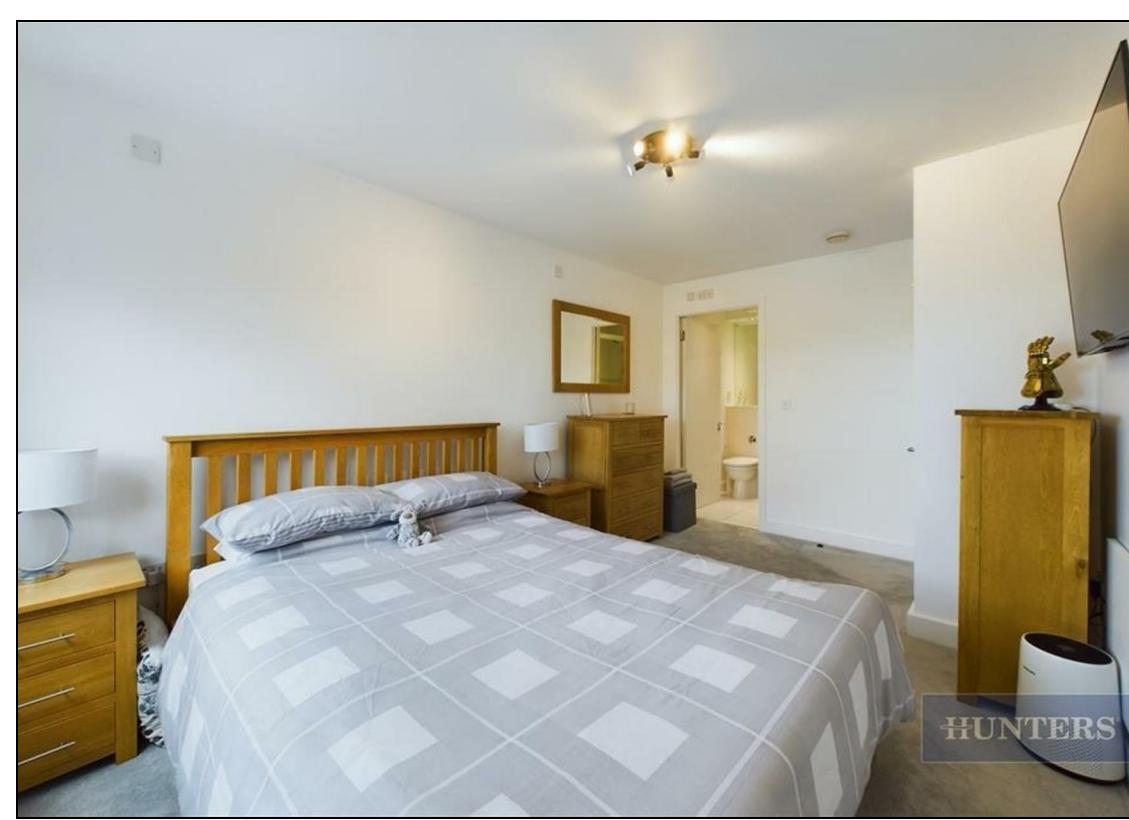
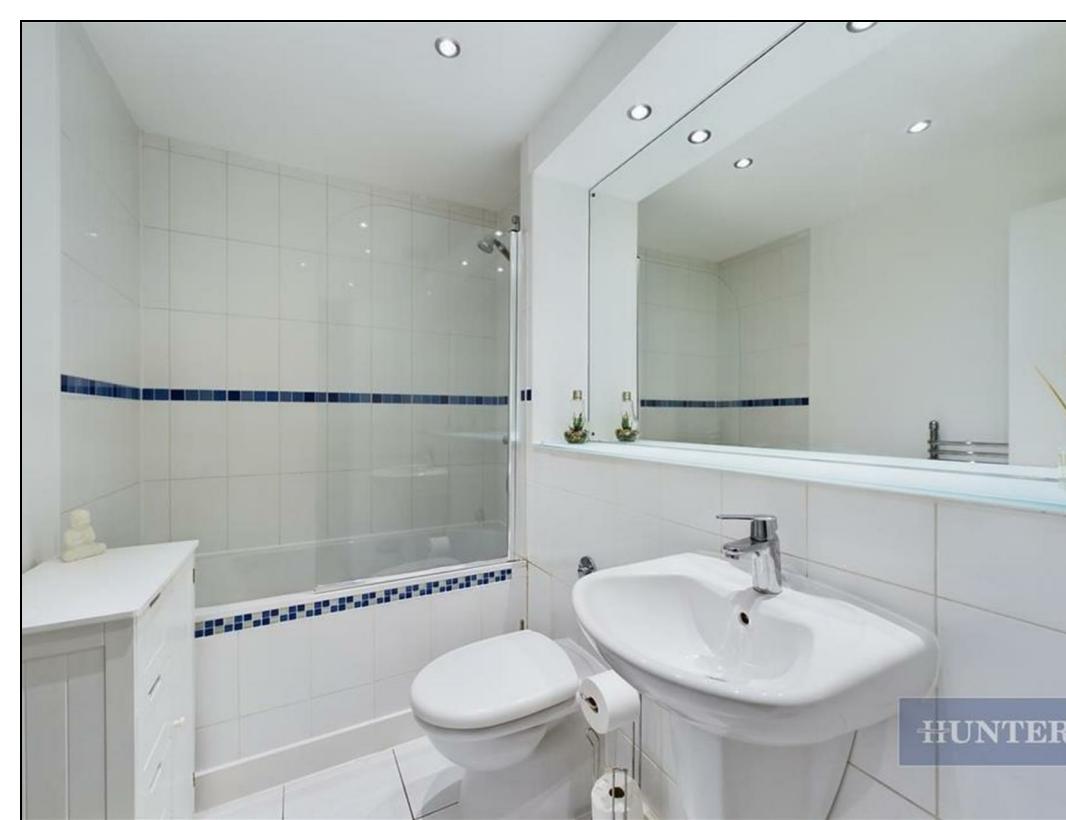


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KEY FEATURES

- WATER VIEWS
- TWO DOUBLE BEDROOMS
- CONTEMPORARY OPEN PLAN LIVING
- LARGE WRAP-AROUND BALCONY
- INTEGRATED KITCHEN
- MODERN BATHROOM
- ENSUIT SHOWERROOM
- UNDERCROFT PARKING
- AMPLE STORAGE SPACE
- Waterside property



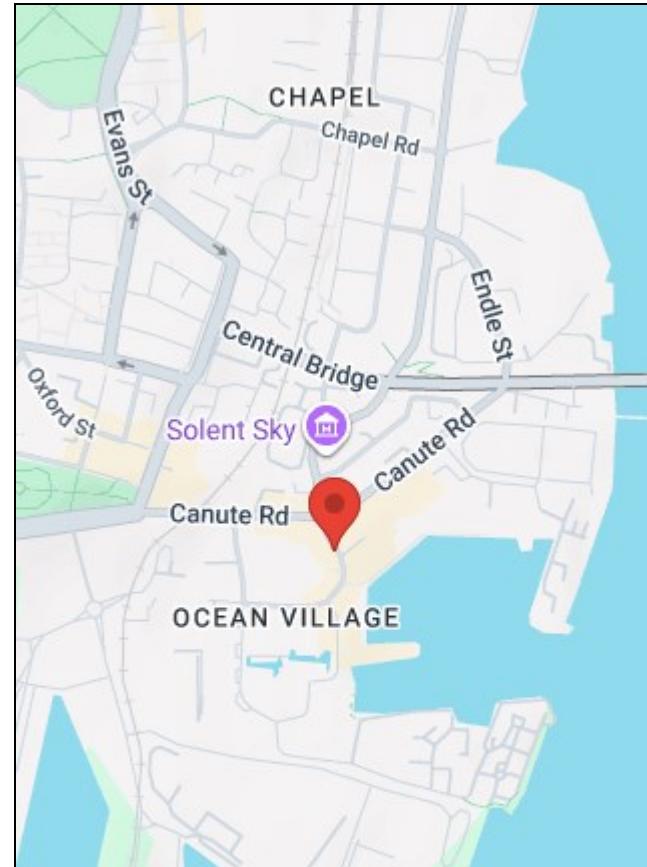


Approximate total area⁽¹⁾:76.73 m²
825.91 ft²Balconies and terraces
11.43 m²
123.03 ft²⁽¹⁾ Excluding balconies and terraces.

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

Calculations are based on RICS IPMS 3C standard.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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