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# Andes Close, Southampton

Guide Price £340,000



With sunning river views is this bright & airy three bedroom apartment located on the fourth floor (with lift) in a desirable purpose built block in the Ocean Village area. This property with views over Southampton Water presents an exciting opportunity to families and to first-time buyers alike and is being offered with no forward chain.

When you enter the apartment you will discover that there is a perfect outdoor space with the half-moon balcony, accessible from both the spacious lounge (15'5" x 15'7") and the main bedroom. This highlight provides breathtaking, panoramic views of the River Itchen, stretching up to the Itchen Bridge and across to Fawley.

The well-appointed 7'10" x 11'8" kitchen offers ample storage with integrated units and workspace. The main bedroom boasts built-in storage and a private ensuite featuring a walk-in shower. Two additional bedrooms, each with unique cabin-style windows providing charming views out over the city skyline, and there is a modern family bathroom.

Further benefits include up to 3 parking spaces are obtainable, with one parking space allocated/ Garage 5m x 2.5m, a visitor permit included and an additional on road permit that can be obtained through the council for a reasonable fee. The building has private communal gardens, private communal access to the waterfront, secure telephone entry system and lift access to all floors.

Andes Close is the part of the original development within the marina and is located just one mile away from Southampton City centre, Ocean Village Marina provides an array of amenities within close proximity some of which include convenience stores, bars, beauty salon, restaurants, coffee outlet, outstanding public walks and an impeccable five-star Harbour Hotel & Spa with a roof top cocktail bar.

Leasehold Years remaining on lease: 959 Years Remaining Approx.

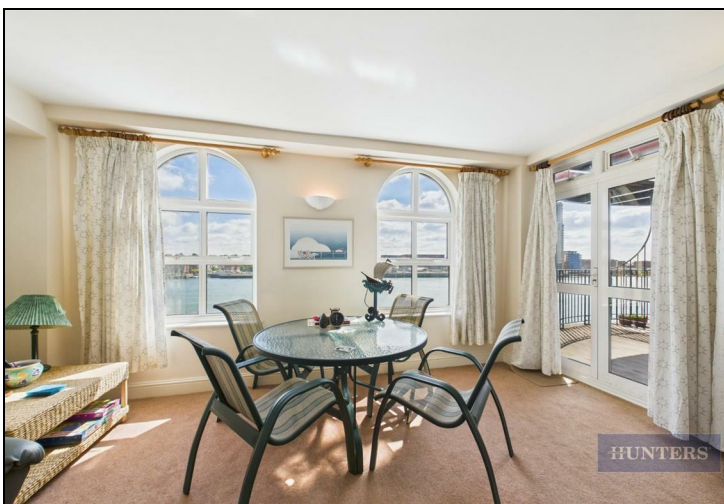
Leasehold Annual Service Charge Amount: £3,986 Per Annum Approx.

Leasehold Ground Rent: £100 per annum

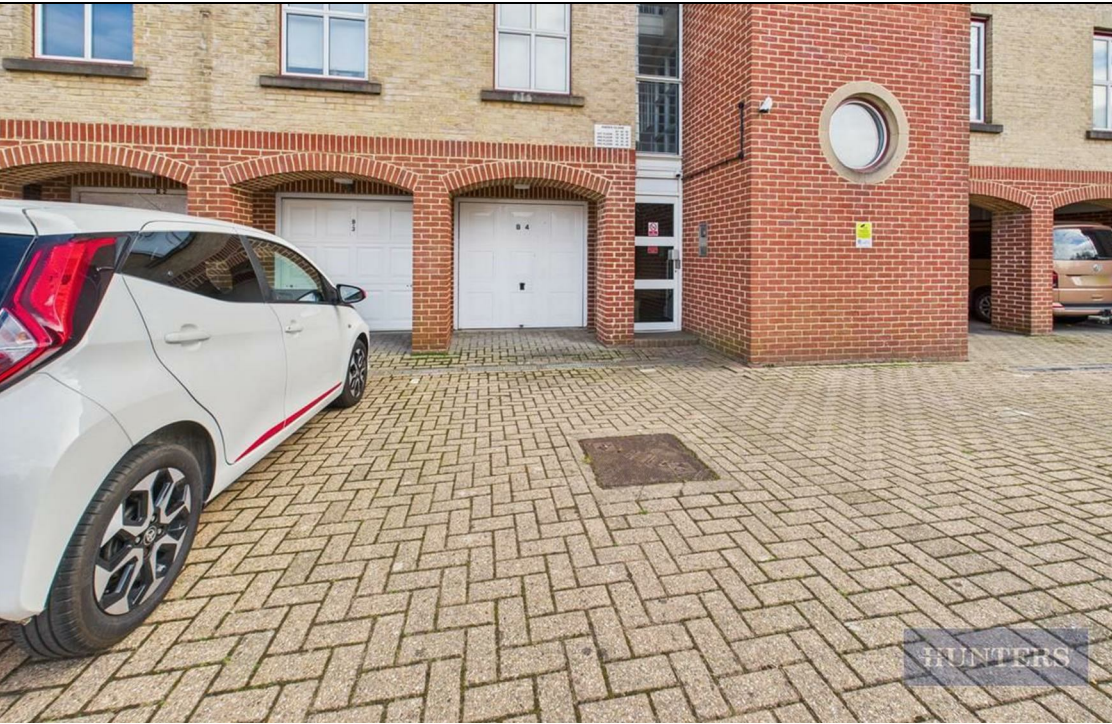
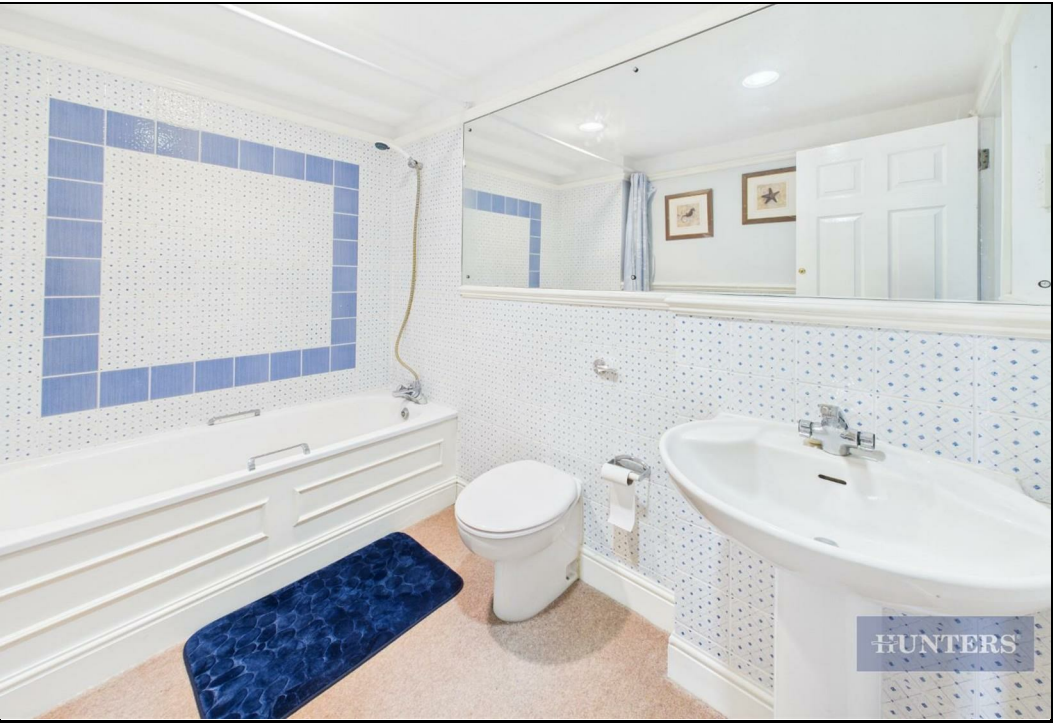
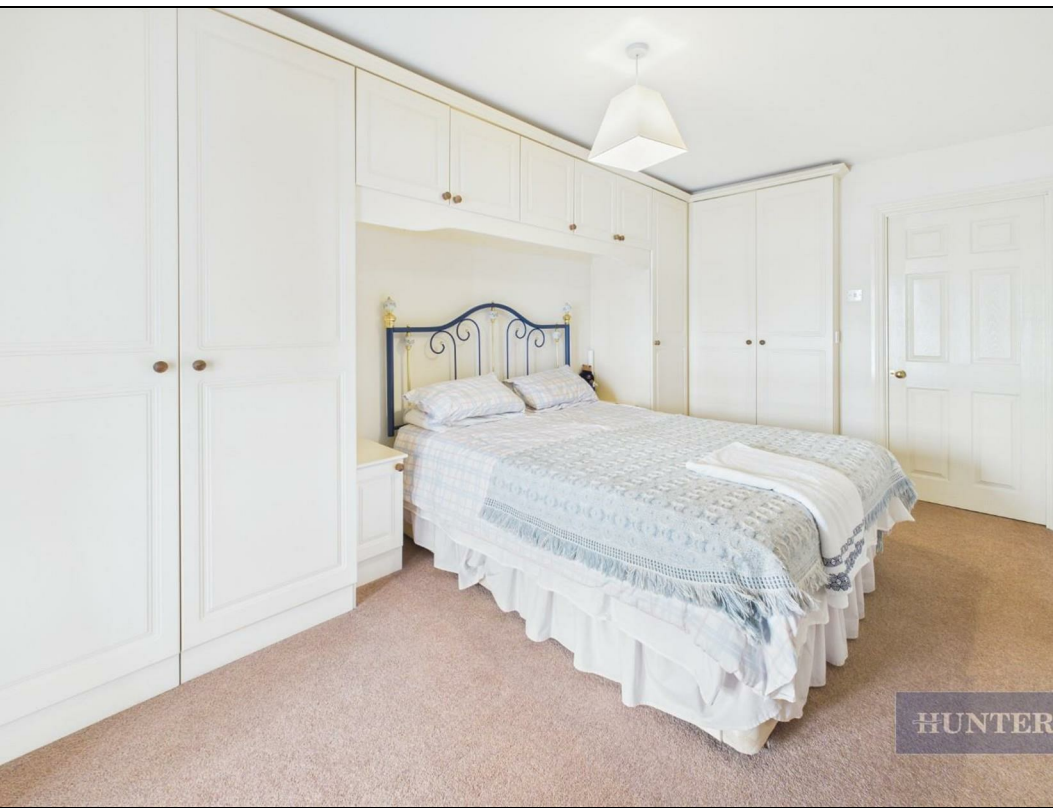
Council Tax Band: E

## KEY FEATURES

- Fourth Floor Apartment (with lift)
- Balcony Overlooking The Water
  - Three Bedrooms
  - Family Bathroom
- Primary with Ensuite
  - Separate Kitchen
  - Ample Storage
- Garage 5m x 2.5m
- Allocated Parking
- Waterside property









87.73 ft<sup>2</sup>

GIRAFFE360



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



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