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**HUNTERS®**  
RENTED

# Pacific Close, Ocean Village, SO14

Asking Price £300,000



Offered for sale with a remaining lease of 970 years is this exquisite top floor apartment in the sought-after Pacific Close, Ocean Village, with superb marina and city views.

This luxurious two-bedroom maritime apartment further benefits from outstanding scenic views.

The lounge offers a contemporary semi open-plan living space with balcony access and views across the marina. The modern kitchen with extensive granite work tops and splash backs, ample cupboard space and built-in appliances. The principal bedroom boasts partial marina and city views, and the second bedroom is equally inviting, providing a versatile multi-use space to suit your needs. Both bedrooms benefit from fitted wardrobes, maximising floor space and eliminating the need for additional furniture.

The apartment also includes a garage with allocated parking in front, conveniently positioned adjacent to the main entrance and two additional on road parking permits.

The area surrounding Pacific Close has views towards the Marina, River Itchen and Southampton Water.

Pacific Close is situated just 1.1 miles from a vibrant city centre and offers an array of amenities close by some of which include brasseries, beauty salon, outstanding public walks, Harbour Lights Picture House cinema, convenience stores, and the well-respected five star Southampton Harbour Hotel and Spa.

Leasehold

Unexpired Years: 970 approx.

Annual Ground Rent: Peppercorn

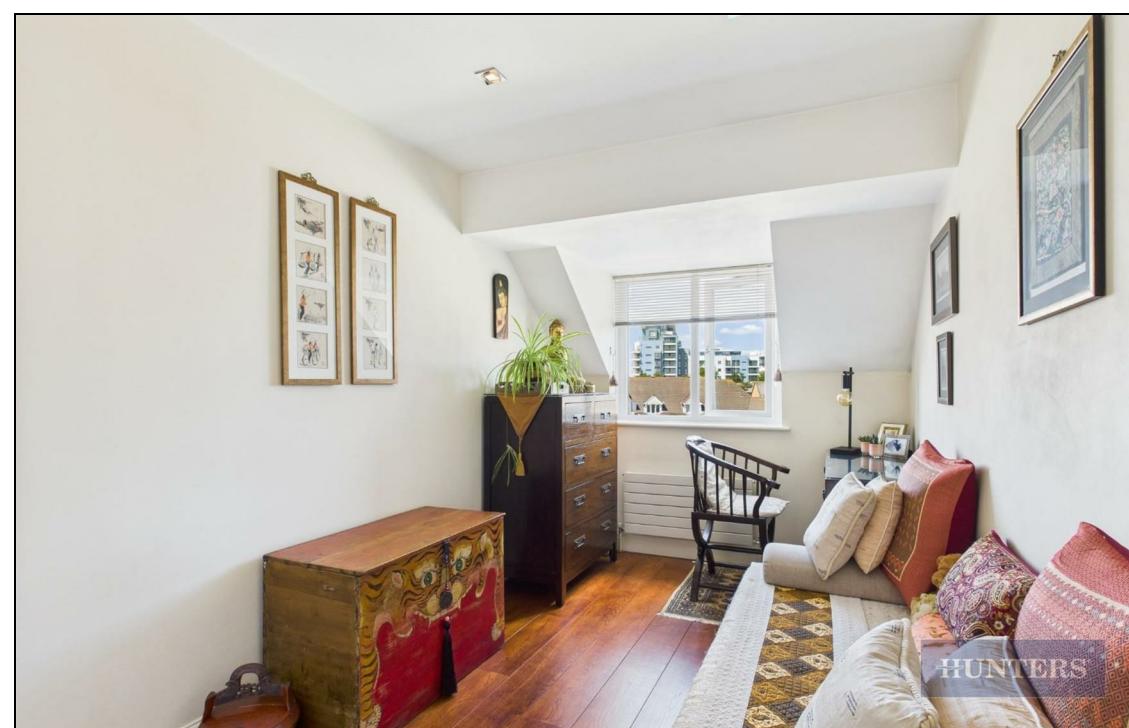
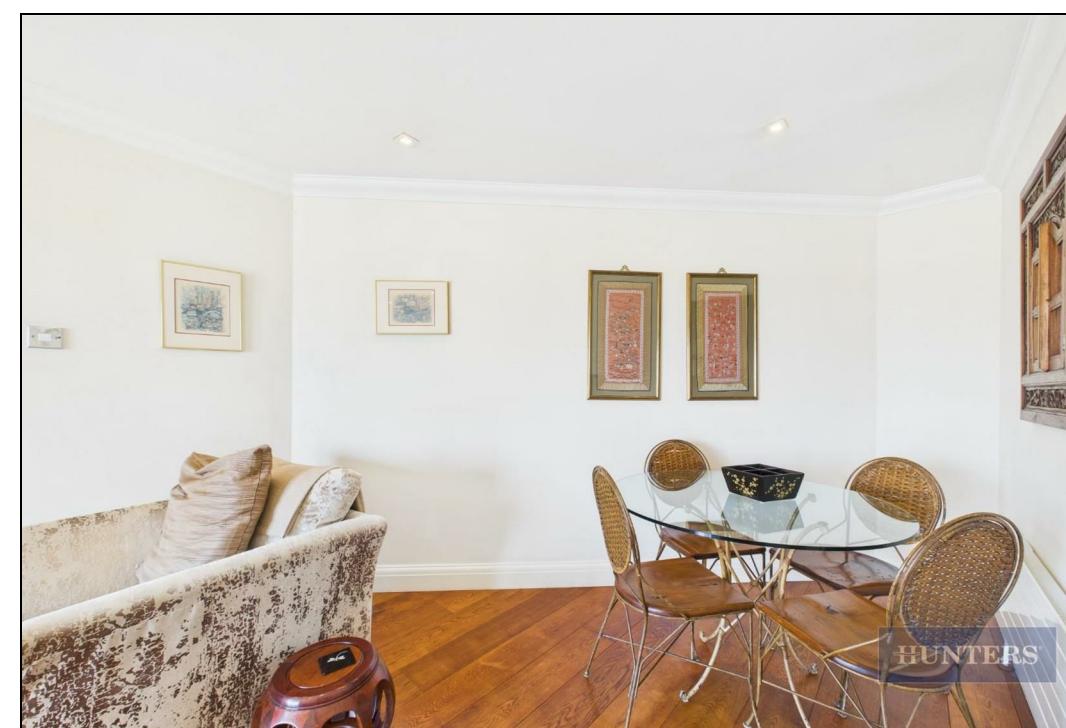
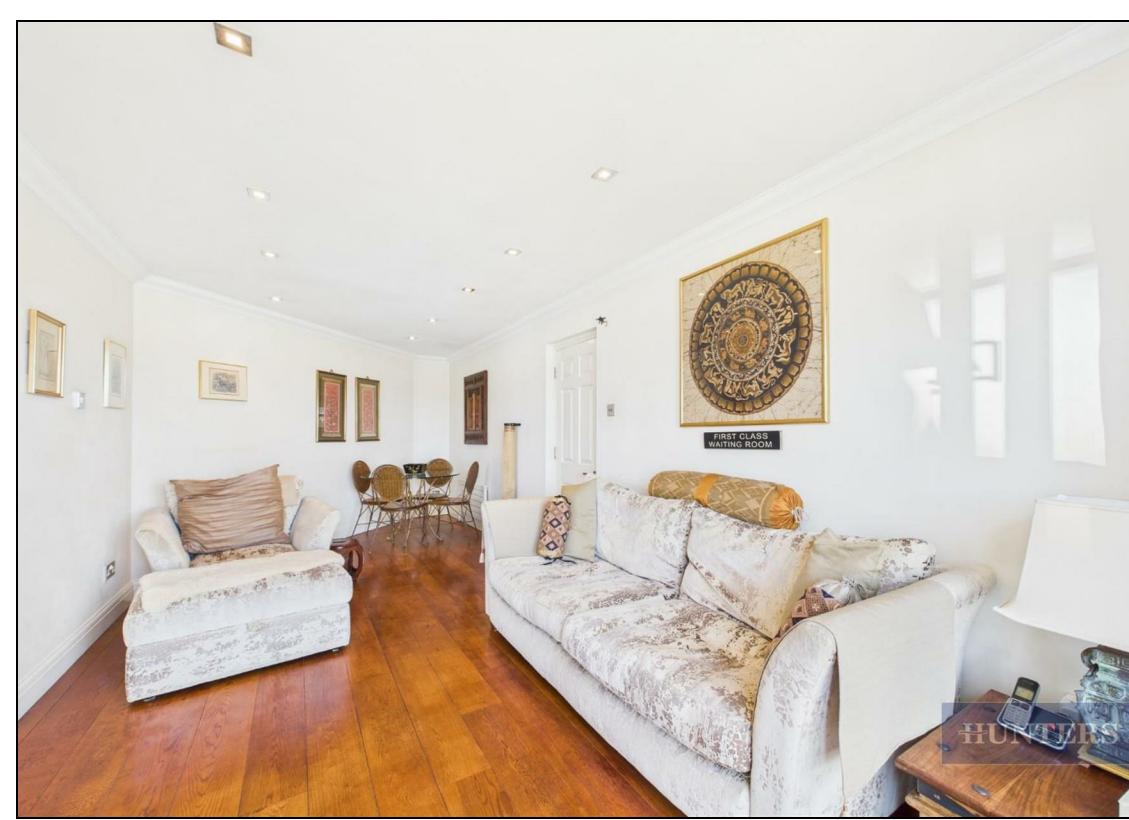
Annual Service: £2,496.00 approx.

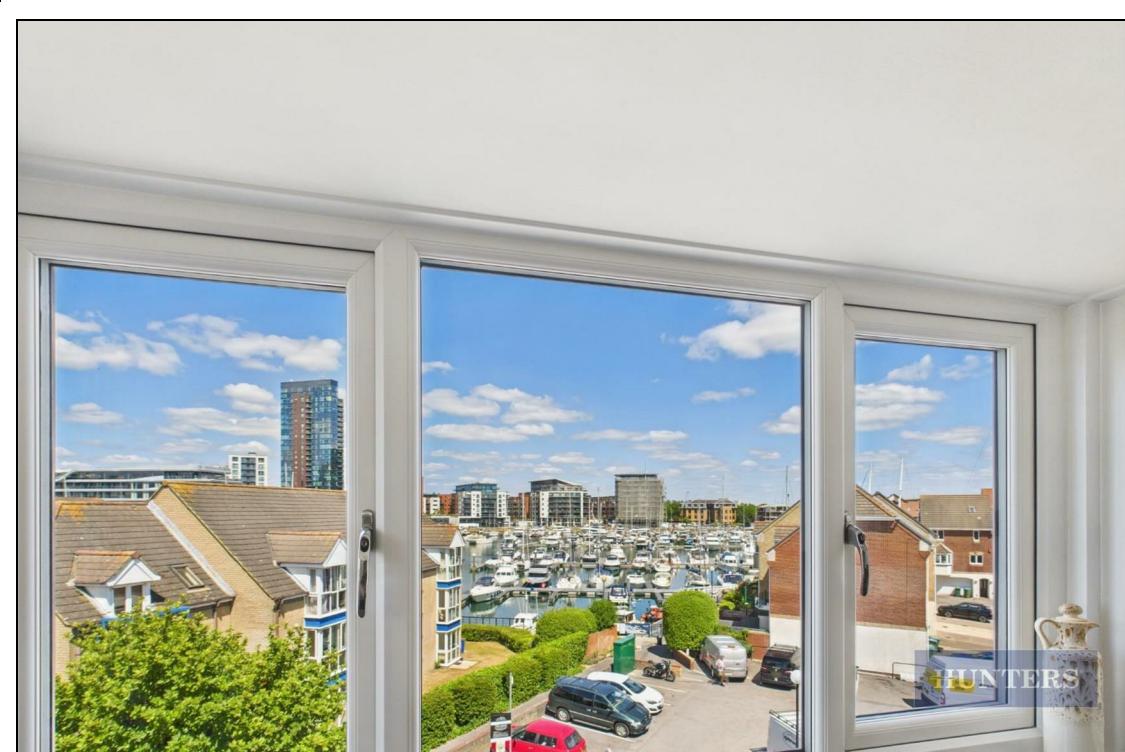
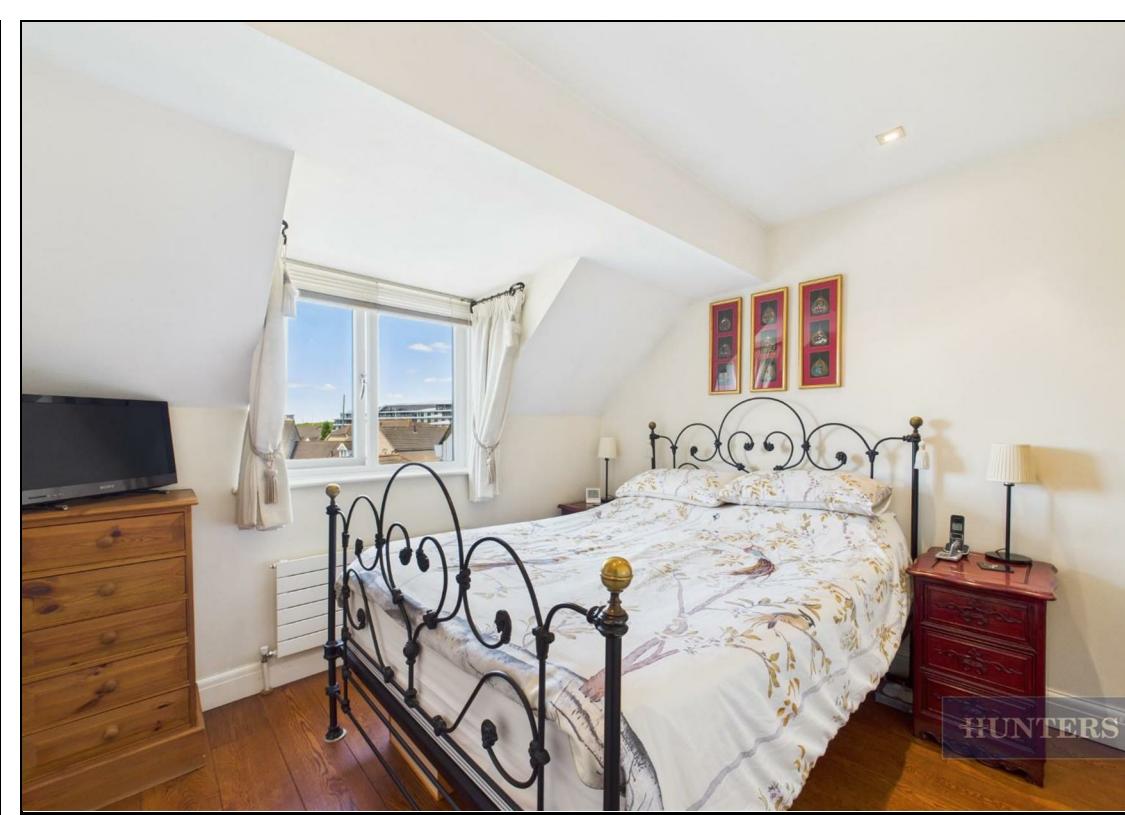
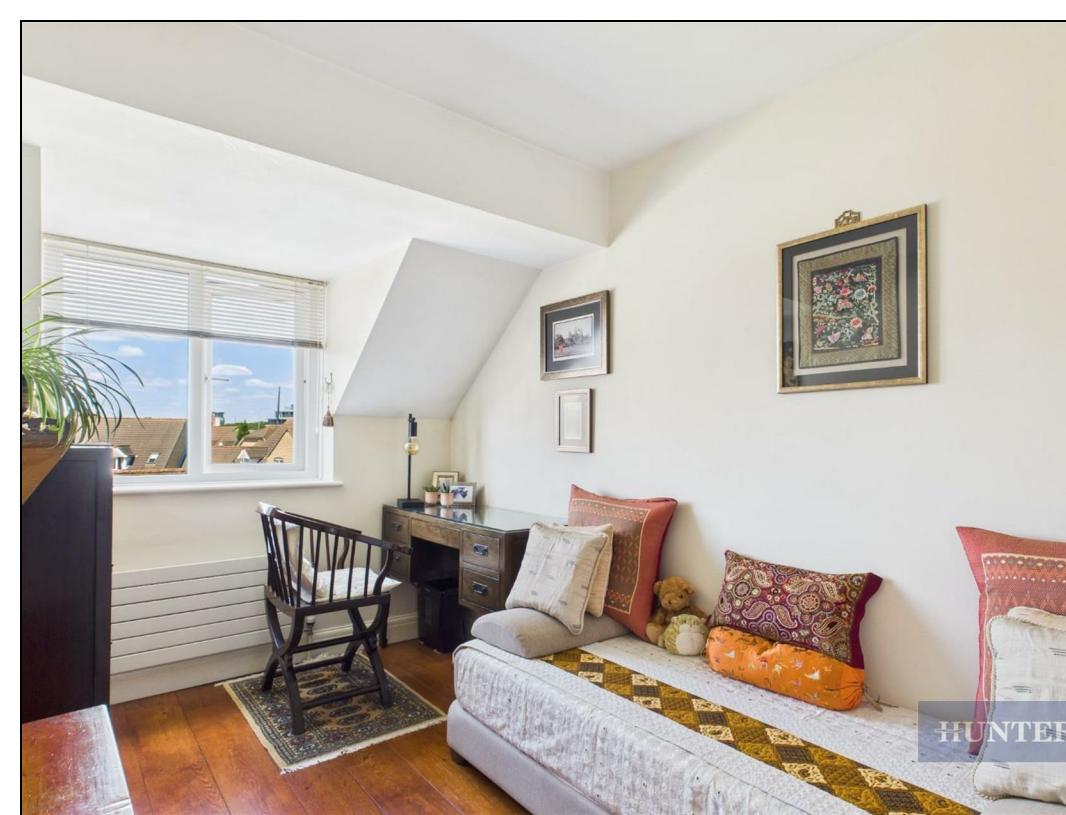
Council Tax Band: 'D'

## KEY FEATURES

- Remaining lease of 970 years
- Top floor apartment
- Private balcony
- Stunning Views
- Two double bedrooms
- Modern fully fitted kitchen
- Two modern bathrooms
- Underfloor heating in the hallway and bathrooms
- Waterside property
- Garage plus two additional on road parking permits









Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>76.2 m<sup>2</sup>  
821 ft<sup>2</sup>

## Balconies and terraces

3.6 m<sup>2</sup>  
39 ft<sup>2</sup>

## Reduced headroom

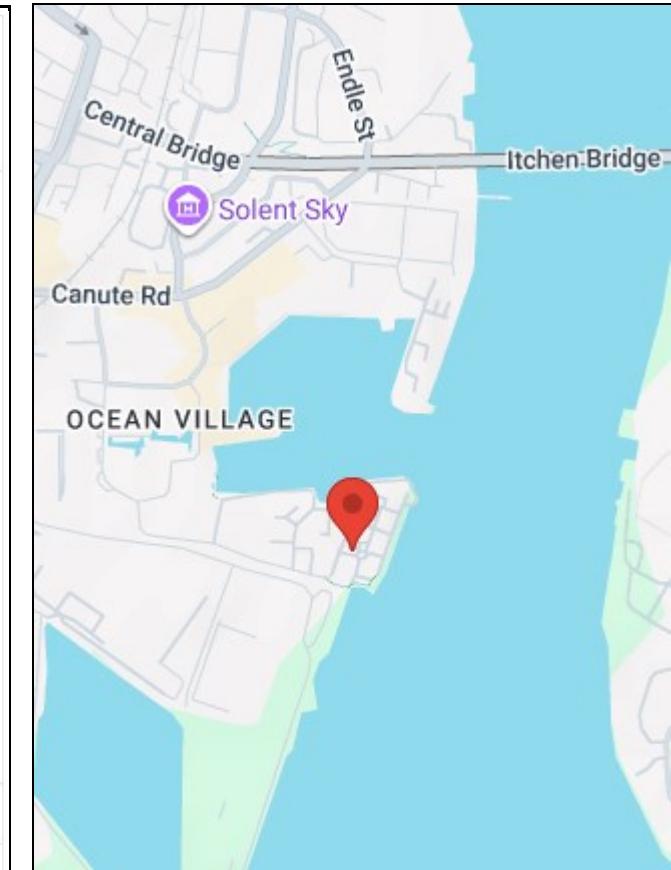
0.6 m<sup>2</sup>  
6 ft<sup>2</sup><sup>(1)</sup> Excluding balconies and terraces.

## Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



| Energy Efficiency Rating                    |                         | Environmental Impact (CO <sub>2</sub> ) Rating |           |
|---------------------------------------------|-------------------------|------------------------------------------------|-----------|
|                                             |                         | Current                                        | Potential |
| Very energy efficient - lower running costs |                         |                                                |           |
| (92 plus) A                                 |                         |                                                |           |
| (81-91) B                                   |                         |                                                |           |
| (69-80) C                                   |                         |                                                |           |
| (55-68) D                                   |                         |                                                |           |
| (39-54) E                                   |                         |                                                |           |
| (21-38) F                                   |                         |                                                |           |
| (1-20) G                                    |                         |                                                |           |
| Not energy efficient - higher running costs |                         |                                                |           |
| England & Wales                             | EU Directive 2002/91/EC |                                                |           |
|                                             |                         | 77                                             | 80        |
| England & Wales                             |                         | EU Directive 2002/91/EC                        |           |

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