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# Alexandra Wharf, Ocean Village, SO14

## Guide Price £425,000



A fantastic apartment situated in the Alexandra Wharf, Ocean Village with an large (9.19 X 1.69m) east facing balcony.

As you enter this superb apartment, you are immediately welcomed by a spacious hallway, the reception area offers modern open-plan living with complemented kitchen that boasts sleek cabinetry, countertops and integrated appliances. The bright and airy lounge extends seamlessly onto a private balcony via sliding doors, providing tranquil views over the Marina, perfect for relaxing or entertaining. The thoughtfully designed layout includes two well-proportioned bedrooms both enjoying marina views, the main bedroom comprising of build in wardrobe and an ensuite bathroom. The property also offers a family bathroom with a shower over bath.

Additional features elevate the apartment's appeal, including multiple storage and utility cupboards, an allocated parking space and secure entry system.

Ocean Village Marina offers a relaxed atmosphere and something for everyone; bars, restaurants, cinemas and five star hotel. Night and day you can watch all manner of maritime traffic, from sailing yachts and motorboats in the marina, to majestic ocean liners heading off down Southampton water. Follow the Titanic trail of history or enjoy a shopping trip to the bustling city centre, within easy walking distance via lively Oxford Street.

Leasehold Years remaining approx; 119 YEARS

Annual Service Charge Amount £4,496.00

Leasehold Ground Rent Amount £165.00

Council Tax Banding; C

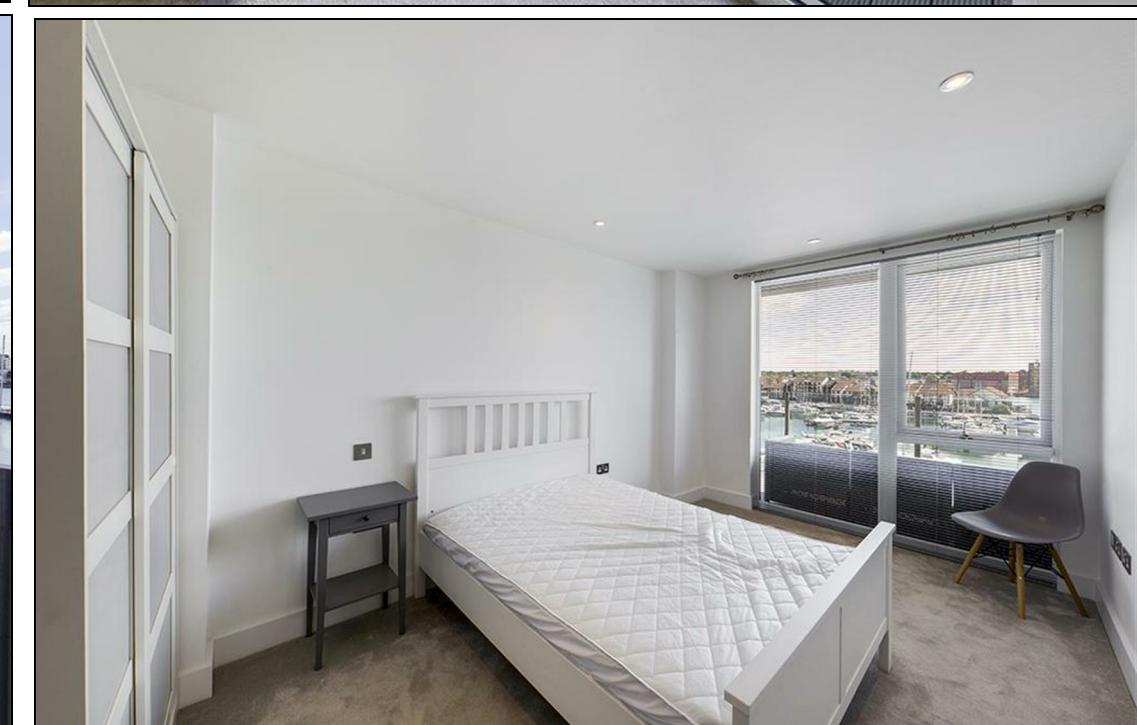
EWS1 Rating: B1 (no remedial work are required).

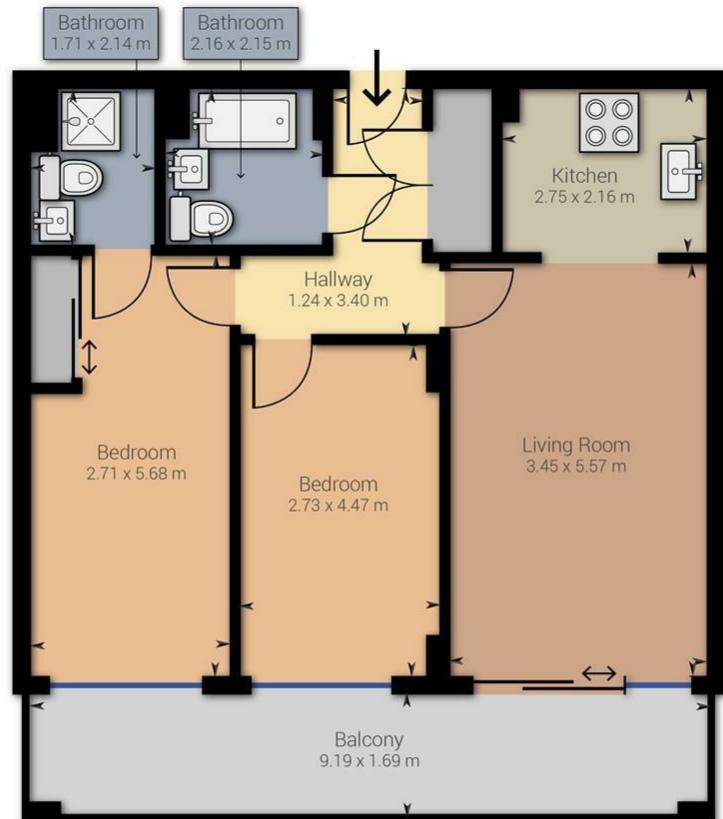


## KEY FEATURES

- LUXURY APARTMENT
  - MARINA VIEWS
  - BALCONY
- TWO DOUBLE BEDROOMS
- TWO BATHROOMS
- ALLOCATED PARKING
- ENTRY PHONE SYSTEM
- LOCAL AMENITIES NEARBY
  - NO CHAIN
- WATERSIDE PROPERTY



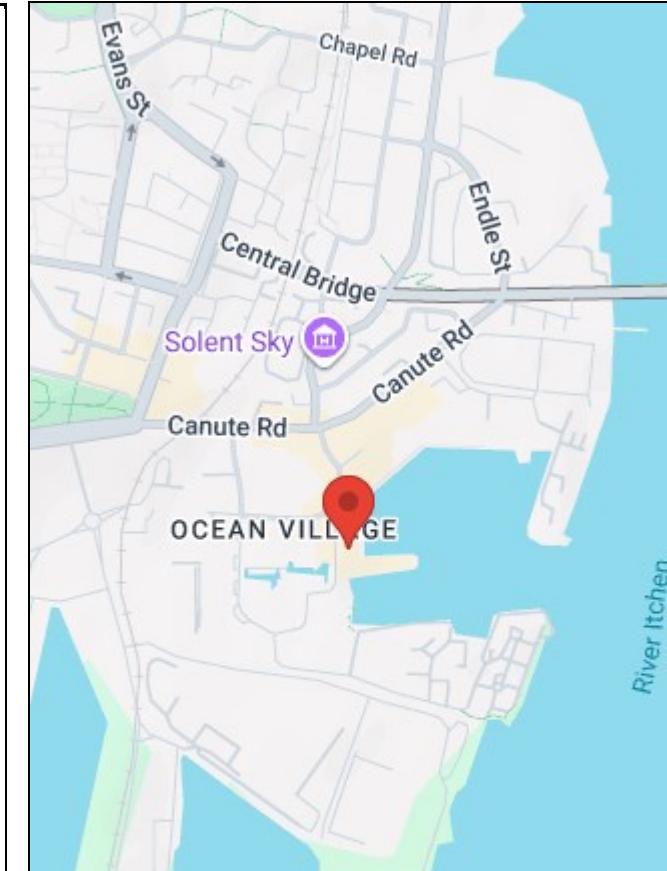




Approximate net internal area: 738.79 ft<sup>2</sup> (904.87 ft<sup>2</sup>)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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| Energy Efficiency Rating                                 |                         | Environmental Impact (CO <sub>2</sub> ) Rating |           |
|--|-------------------------|--|-----------|
|  |                         | Current  | Potential |
| Very energy efficient - lower running costs<br>(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 |  |           |

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

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