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Atlantic Close, Southampton

Guide Price £250,000



Located in the well maintained Atlantic Close development, is this well presented two-bedroom ground floor flat offered with no onward chain.

Stepping inside you are greeted by a long, welcoming hallway that offers a natural flow and access to each room. The spacious living room is the heart of the home, measuring an impressive 4.35m by 3.55m (14'3" x 11'7"), and is filled with natural light. These open directly onto a patio area, offering an ideal space for morning coffee, summer entertaining, or simply relaxing in the fresh air.

The contemporary kitchen is set just off the living room and offers a well-designed and efficient space. This includes ample storage and worktop areas, perfect for everyday cooking.

Both bedrooms are double bedrooms. The main bedroom offers plenty of space whilst the second bedroom is versatile and suitable as a guest room, home office or nursery.

A modern bathroom featuring a walk-in shower, underfloor heating, and a sleek tiled finish completes the interior.

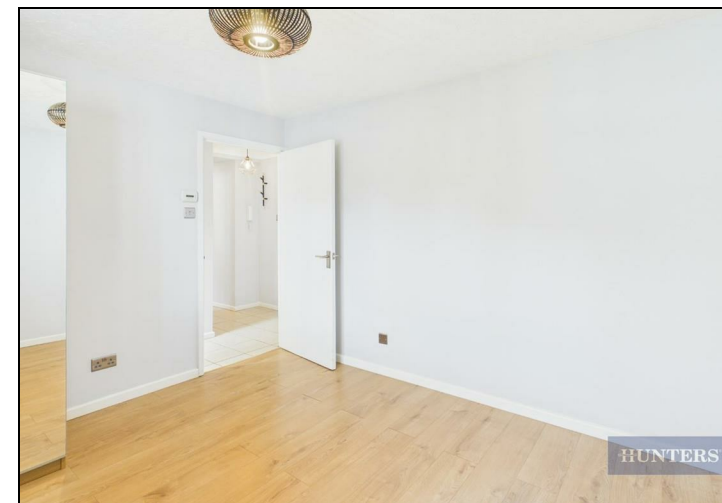
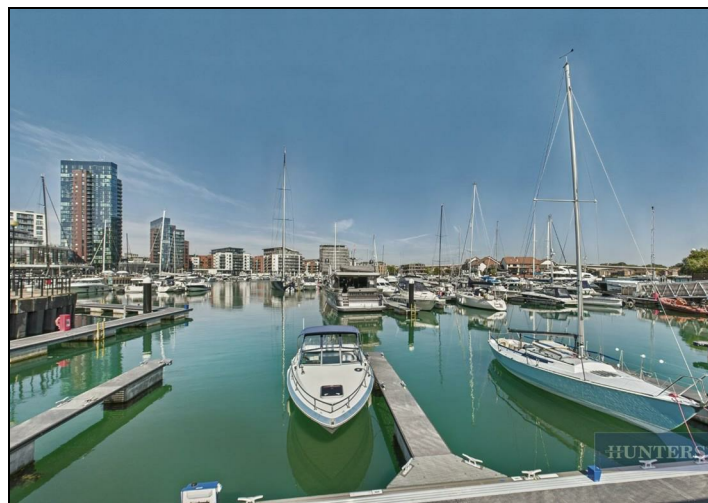
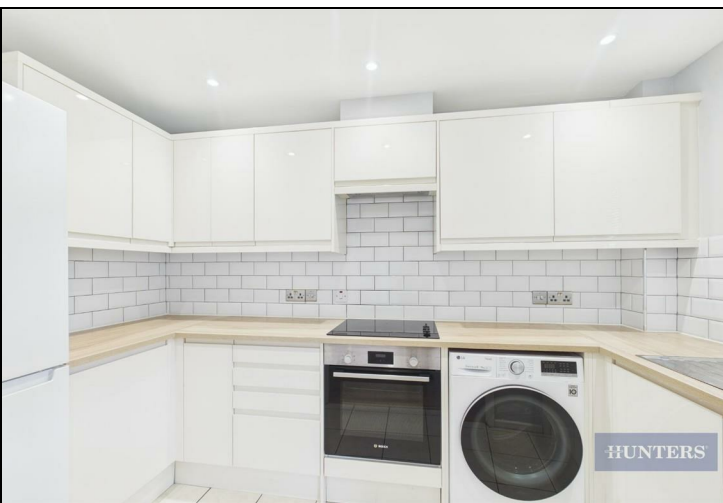
Atlantic Close is situated in the sought after area of Ocean Village Marina, the property enjoys convenient access to both the nearby Oxford Street and the centre of Southampton with its abundance of facilities and amenities that include shops, restaurants, bars and cinemas. There is also easy access to the M27 and M3. Southampton Central and Southampton Parkway railway stations provide a fast and convenient route to both London Waterloo and the New Forest. Southampton Airport is just 5 miles away.

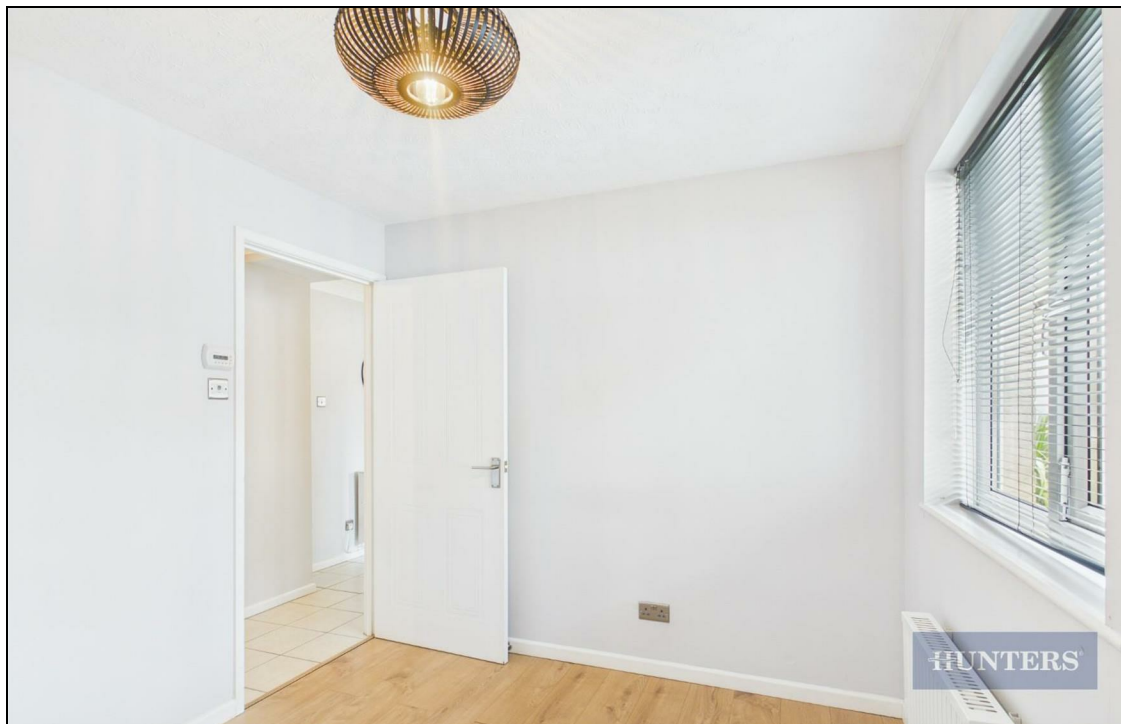
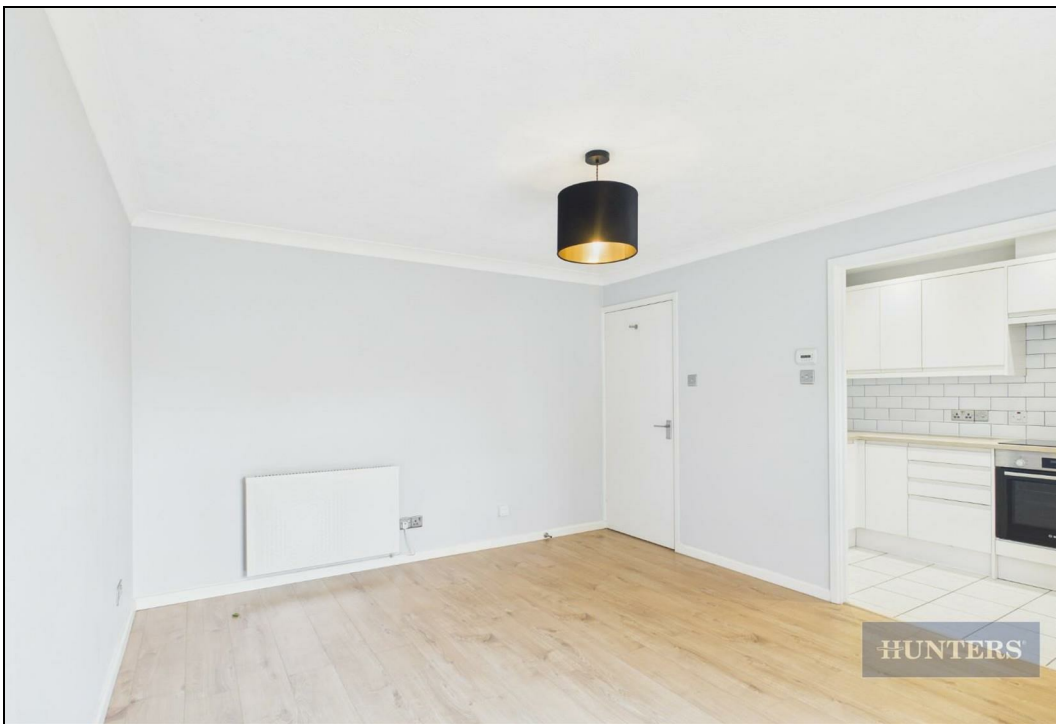
Tenure Type;

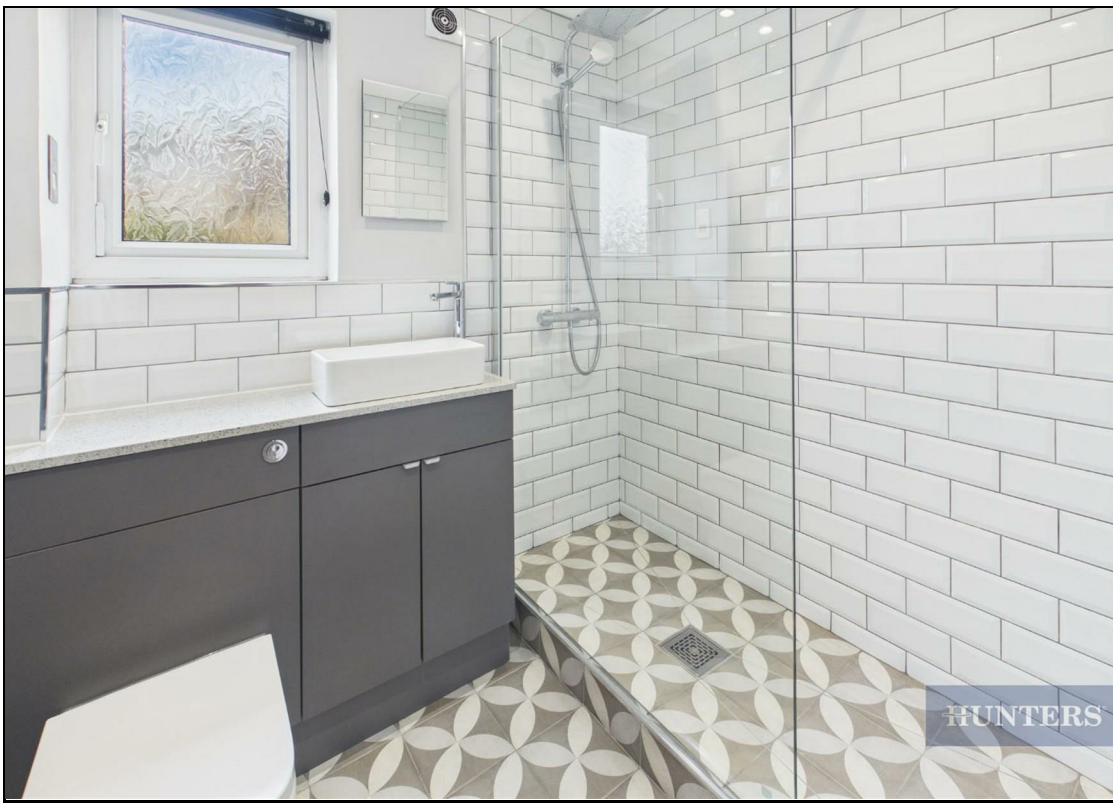
- Lease: 958 years remaining Approx.
- Service Charges: £2,033 p.a. Approx.
- Ground Rent : £25 p.a.
- Council Tax Band : D

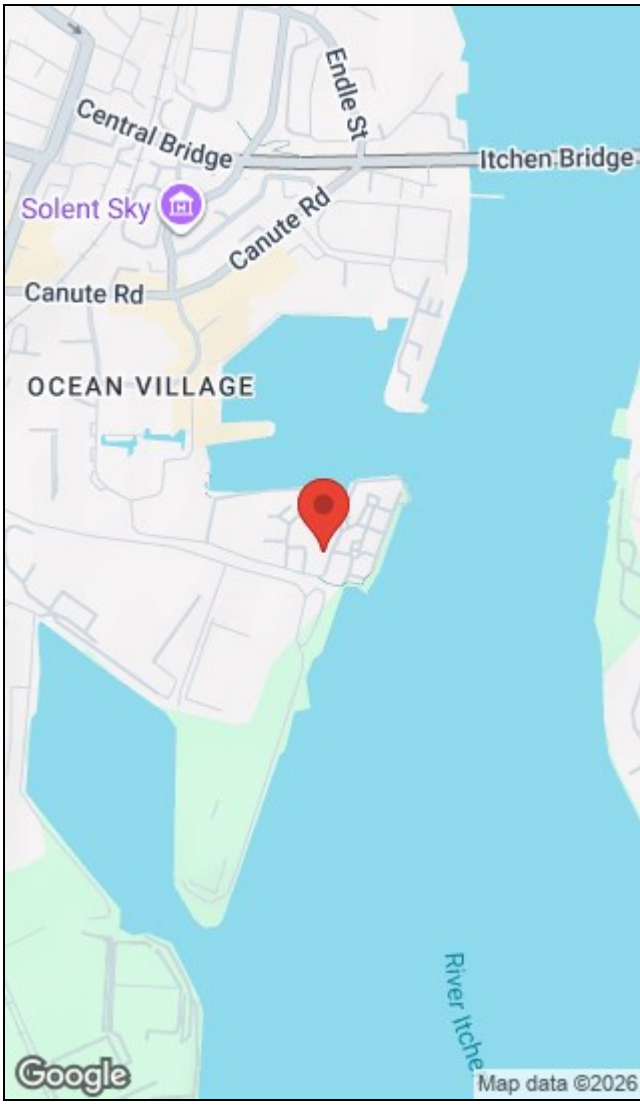
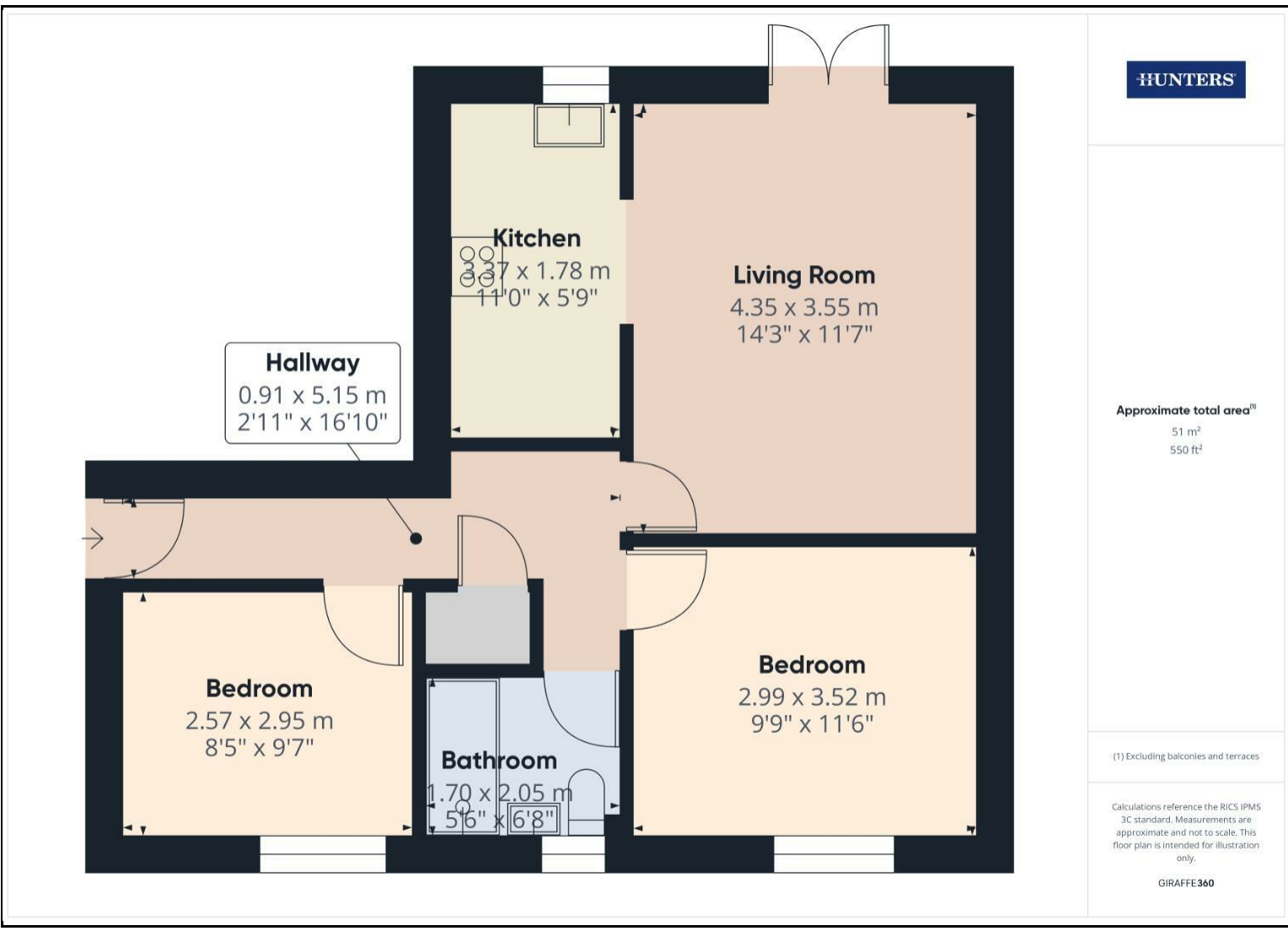
KEY FEATURES

- Waterside property
- Two double bedrooms
- Patio flowing to the communal garden
- Contemporary kitchen
- Bright & Airy Reception Room
- Modern bathroom with underfloor heating
 - Allocated parking
- Remaining lease of 958 years approx.
 - No onward chain
 - Ample storage space









Energy Efficiency 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	
70	78
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(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 ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	

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