

HUNTERS[®]
HERE TO GET *you* THERE

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Alexandra Wharf, 1 Maritime Walk, Ocean Village, SO14

Guide Price £575,000



****PURCHASER INCENTIVE: FREE CONVEYANCING SERVICE OFFERED TO SUCCESSFUL BUYER THROUGH OUR SOLICITORS ****

This exquisite duplex apartment with over 1,340 sq.ft. offers all-encompassing marina views. Early viewing is certainly recommended for this much sought after property.

Situated in one of the most desirable developments within the popular Ocean Village is this luxury residence which occupies the 6th & 7th floor of this impressive building and comes with two superb private balconies and the delightful marina views. This is without a doubt an exciting opportunity that will appeal to the discerning purchaser seeking a prestigious home of the highest calibre which is being offered with no forward chain.

The spacious open plan living area has direct views over the marina from the large windows and is excellent for entertaining family & friends. The stylish and luxurious fully fitted kitchen boasts a breakfast bar with all units in neutral colour and easy to clean surfaces.

The principle double bedroom is served with a walk-through wardrobe and an en-suite Jack & Jill shower room, whilst the second double bedroom benefits from an en-suite bathroom.

A secure under croft parking space is provided, a concierge also adds a touch of class and security to this stylish development.

Alexandra Wharf is located in the heart of Ocean Village and 0.8 miles from the city centre which offers an array of amenities some of which include: local convenience stores, restaurants, beauty salon, public house, harbour lights picture house and the renowned five star harbour hotel and spa with a Jetty Restaurant and luxurious rooftop Champagne Bar.

*****EWS1 CERTIFICATE IN PLACE*****

Lease : 144 Years Remaining Approx.

Service Charge : £8,096 Per Annum Approx. (We understand from our Vendor that the service charges will be reduced to around £5,000 per annum as of next year- Noted on 5/9/2024).

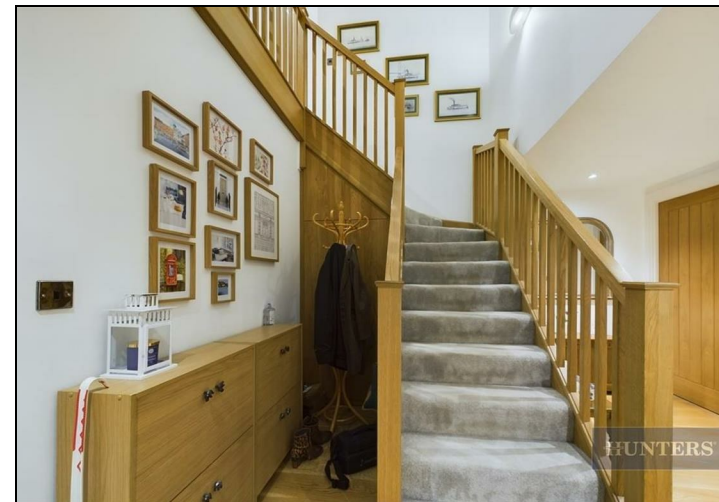
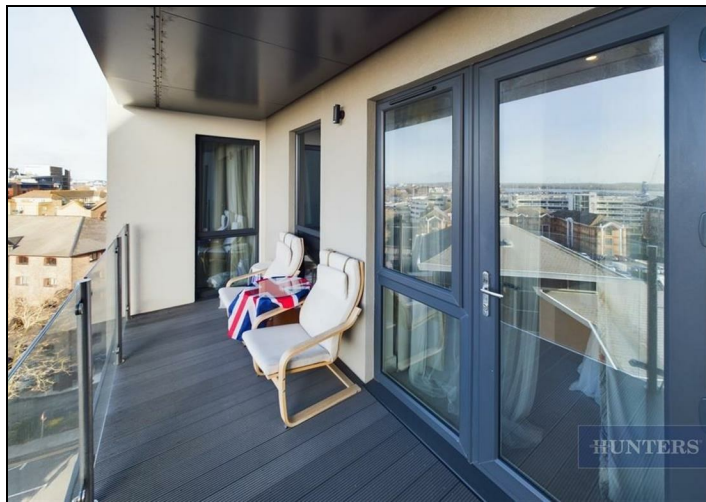
Ground Rent: £200

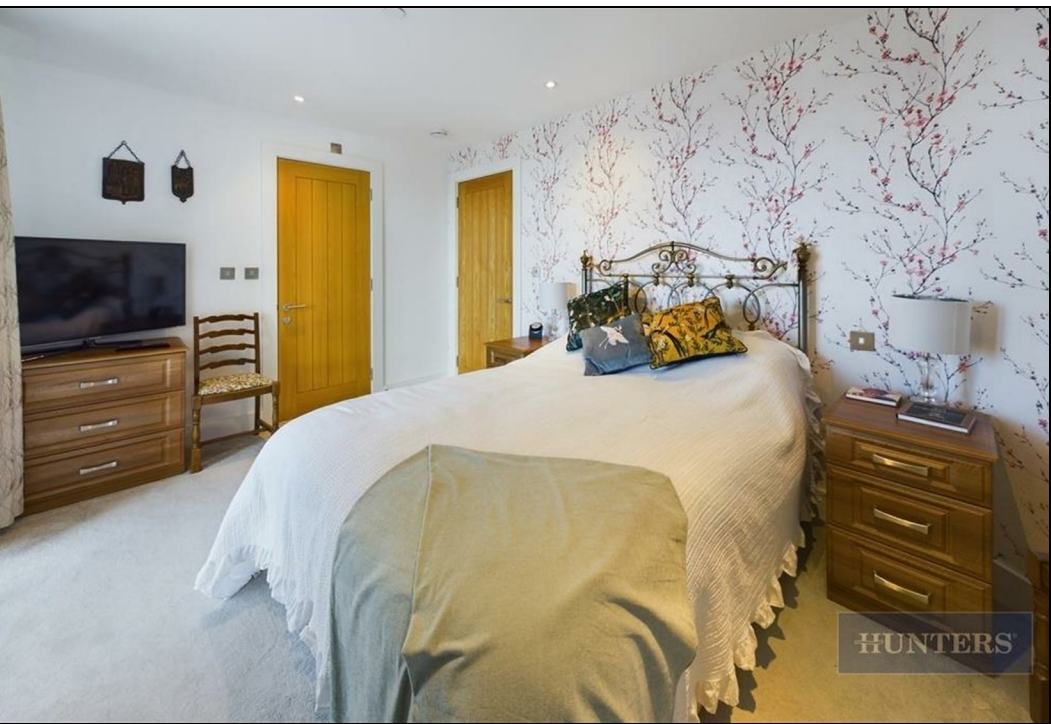
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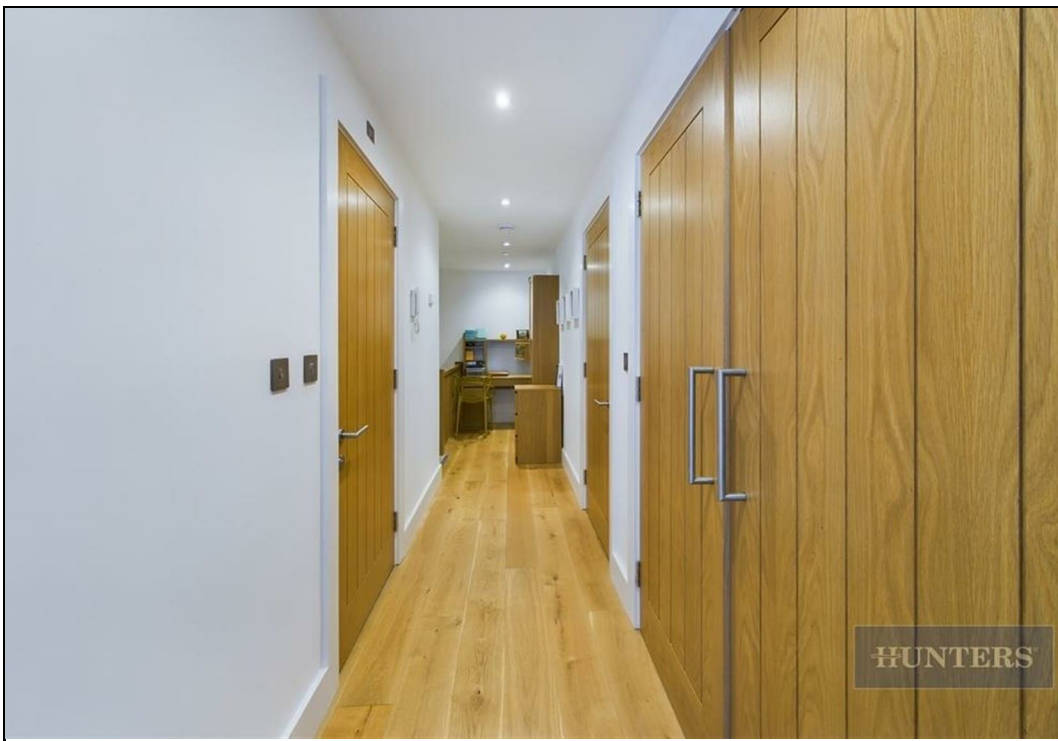
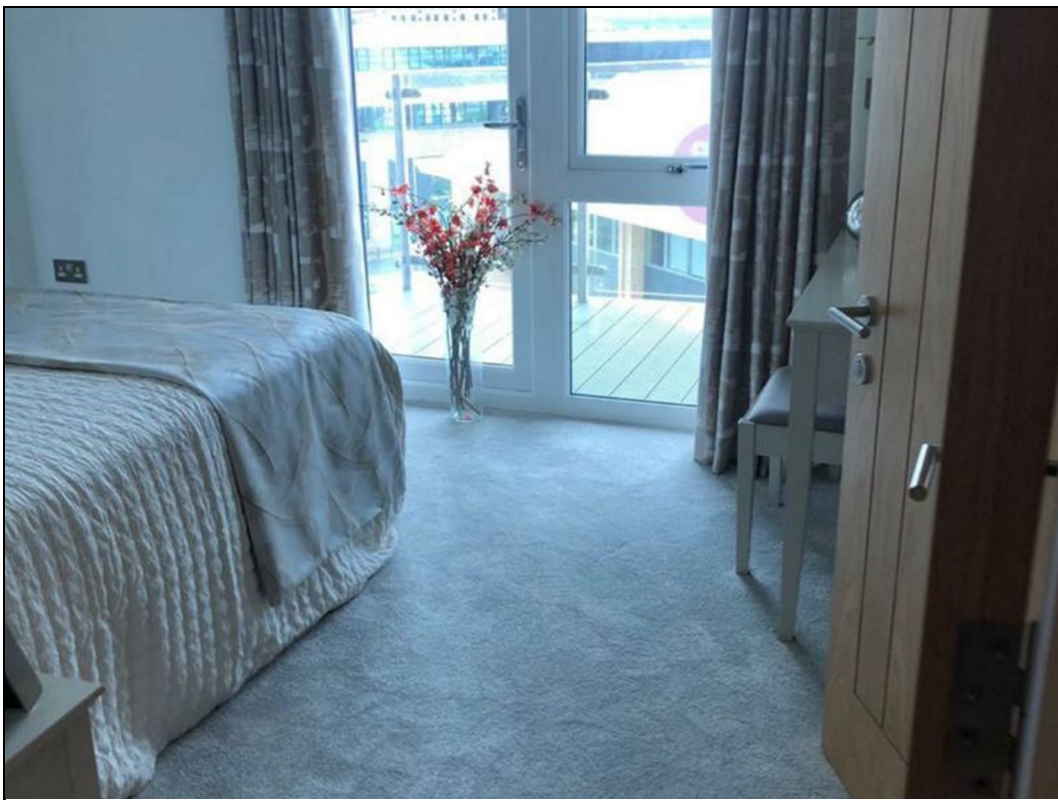


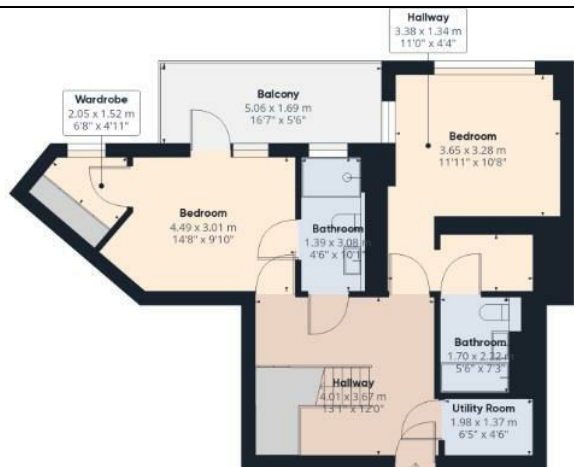
KEY FEATURES

- EWS1 CERTIFICATE IN PLACE
- An Exquisite Duplex Apartment
- Open Plan Living with Luxurious Fitted Kitchen
 - Superb Marina Views
 - Two Double Bedroom
- Both Bedrooms with an En-Suite Bathroom
 - Guest Cloakroom
 - Utility Room
- Secure Under Croft Parking Space
- Concierge Reception









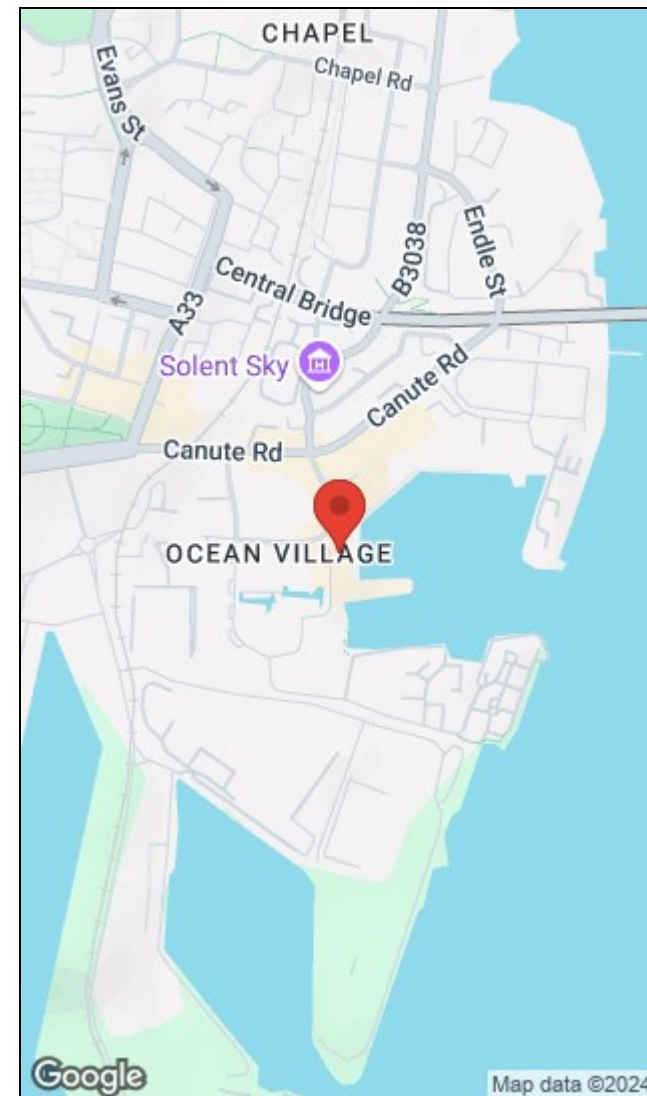
Floor 6



Floor 7

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Approximate total area^m
125 Sq.M2
1,345 SQ.Ft



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
85	85				
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

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