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# Moorhead Court, Ocean Village, SO14

## Offers In Excess Of £500,000



\*12m mooring in Ocean Village Marina\*

With a 12-metre mooring, this spacious and immaculate three bedroom town house is ready to move into and it is complemented with fantastic views and with no forward chain. If you are looking for a stylish waterside marina residence, then we would highly recommend viewing this exquisite property at the earliest. This unique location enjoys tremendous views of both the Itchen River and the marina.

The entrance hall offers light and welcoming ambience, with a modern open plan kitchen, a wonderful lounge/ diner that is over 20ft in length, family bathroom, shower room, Juliette balconies, a private courtyard terrace, an integral garage and two parking spaces plus, one space in the 24 hour secure parking zone.

For several reasons Ocean Village has become a favourable hot spot to visit and live, as you can enjoy the Marina views and dining experience at the Harbour Hotel & Spa Complex, the Blue Jasmine and Banana Wharf restaurants just to name a few delectable eateries. If cocktails are not on the agenda, then perhaps a treatment or two at the Ocean Rooms Beauty Salon or an evening in front of the big screen at the Harbour Lights Picture House.

This location does offer easy access to one of Southampton's main bus routes, where you can hop off around the City Centre, Ocean Village or venture out to the popular West Quay Shopping Centre, or to the array of restaurants in Oxford Street or, to the Guildhall, Mayflower and Nuffield Theatres for a host of plays, opera, ballet, concerts, and musicals. The famous public art gallery in the Civic Centre is often praised for its collection on display. Finally and also conveniently, there is local access to the M27 and the M3 for commuting or exploring further afield.

Tenure Type; - Leasehold

Leasehold Years remaining on lease; 980 Years

Service Charge, Biannually £2,666 Approx.

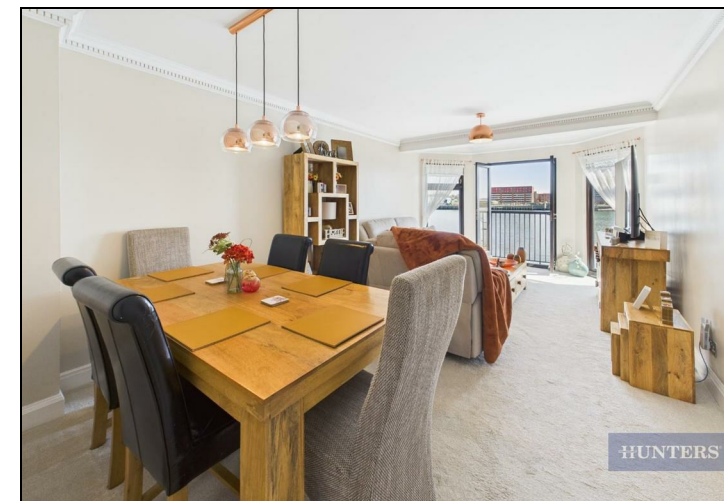
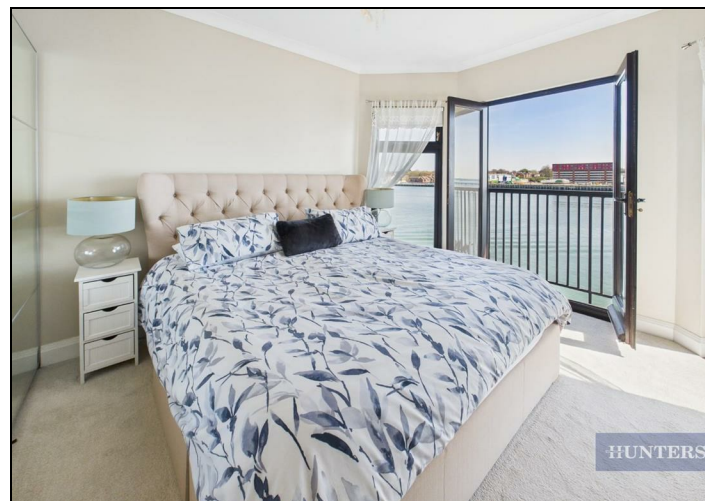
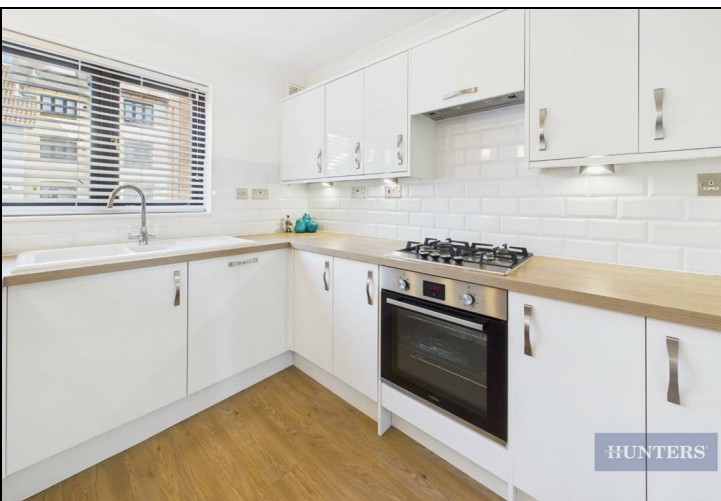
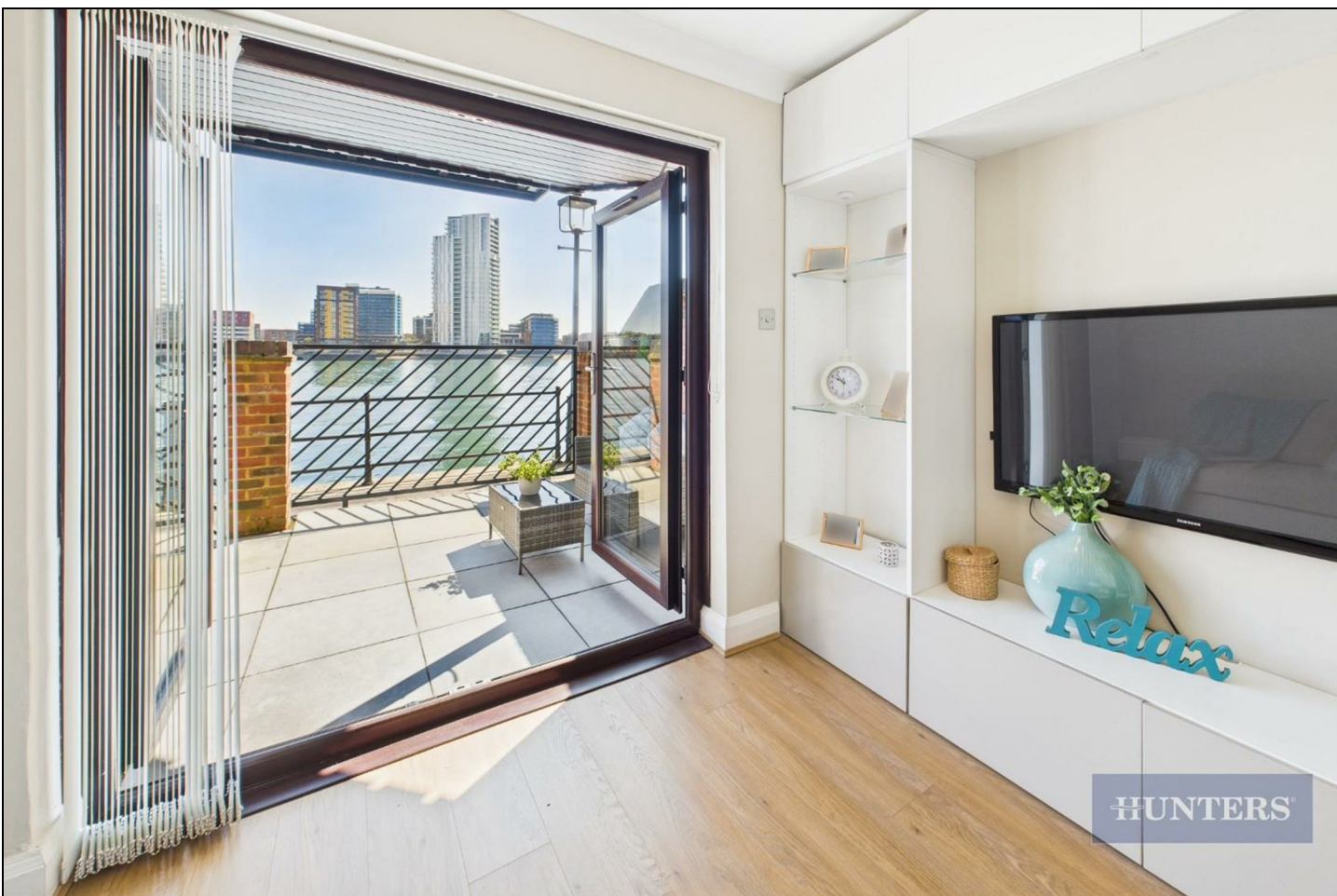
Annual Berth charge - £434.83

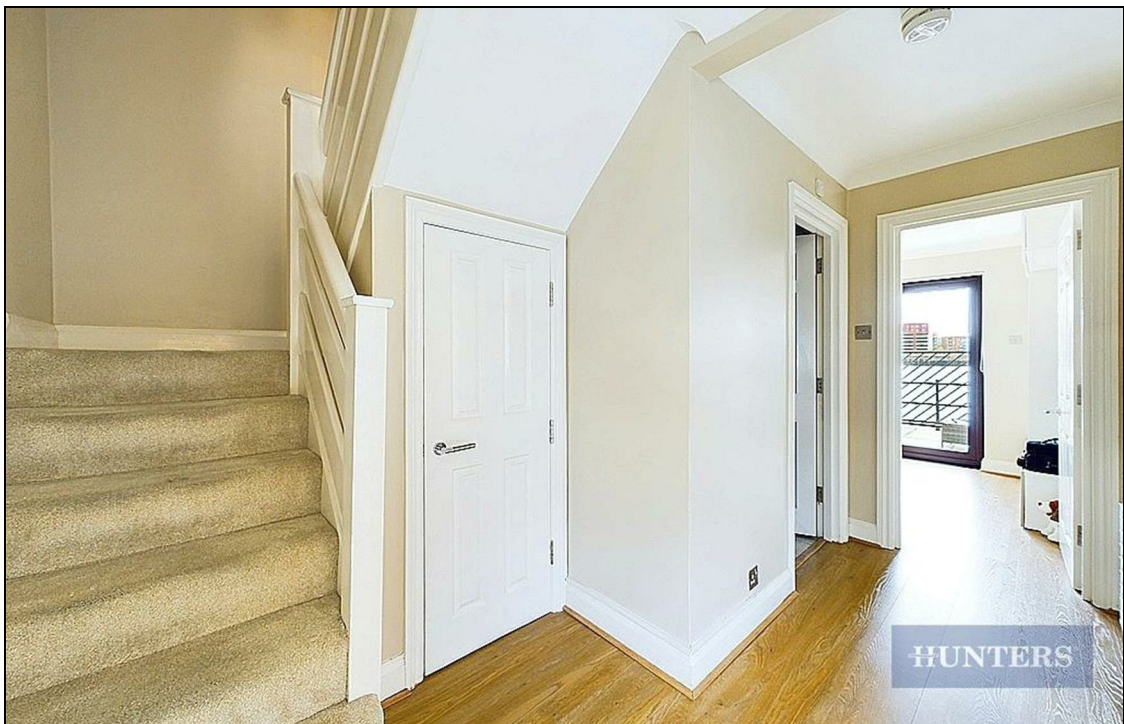
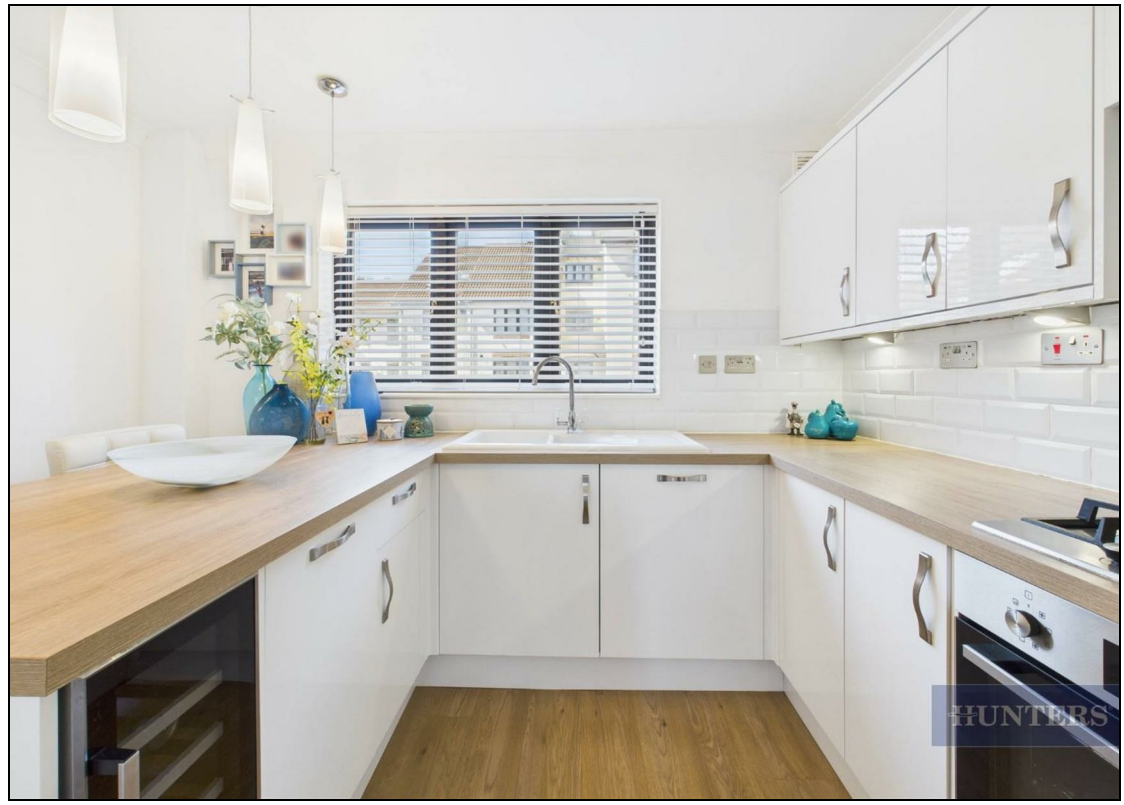
Leasehold Ground Rent Amount, £1.20

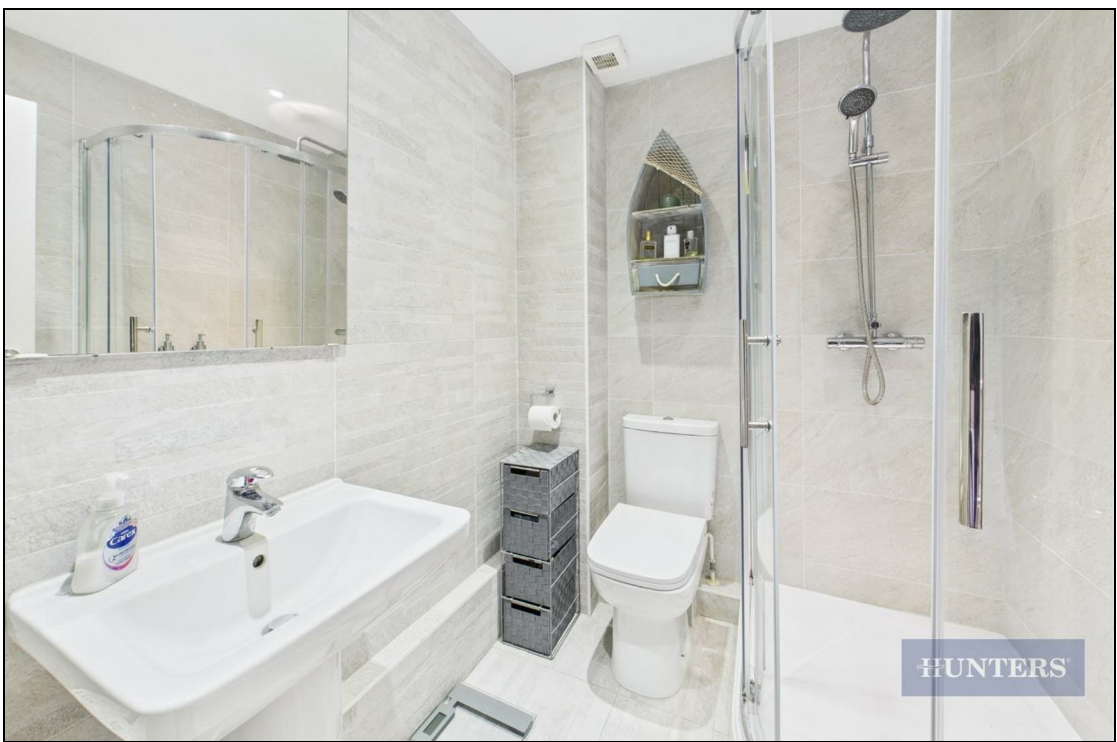
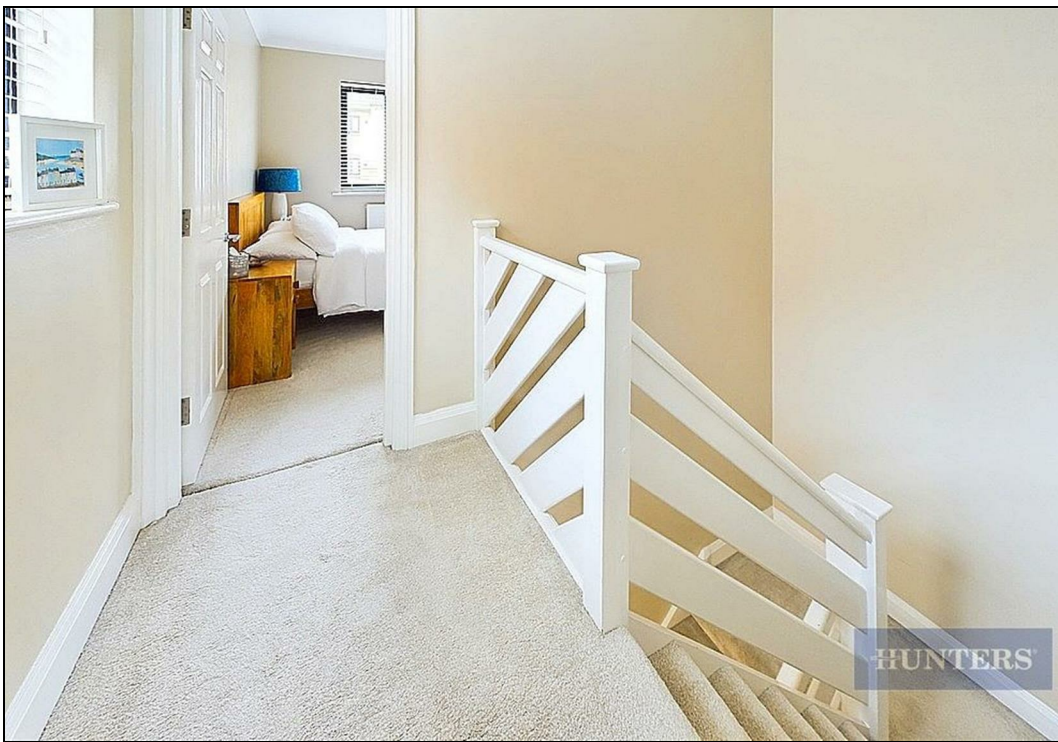
Council Tax Banding; E

## KEY FEATURES

- 12 METRE MOORING
- NO FORWARD CHAIN
- STUNNING WATER VIEWS
- THREE DOUBLE BEDROOMS
- SUPERB LOUNGE/ DINER
- MODERN OPEN PLAN KITCHEN
- COURTYARD & TWO BALCONIES
  - TWO PARKING SPACES
  - ONE SPACE IN 24 HOUR SECURED PARKING
  - Waterside property











**Ground Floor**



**Floor 1**



**Floor 2**

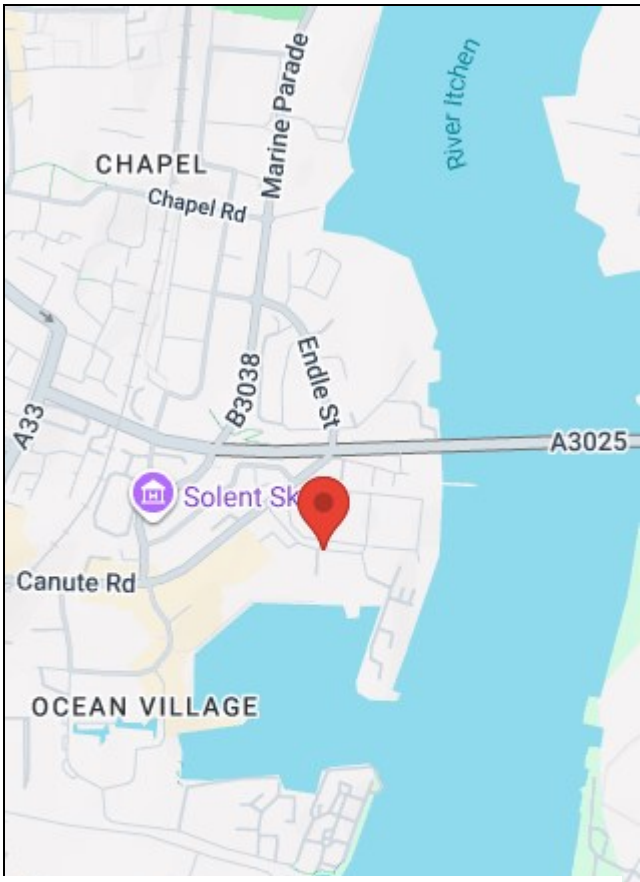
**Approximate total area<sup>(1)</sup>**

113.95 m<sup>2</sup>  
1226.59 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE 360**



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
	72	82	
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	England & Wales

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