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HERE TO GET *you* THERE

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The Moresby Tower, Ocean Village, SO14

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Offers In Excess Of £400,000

This breath-taking three bedroom lateral apartment, located in very the heart of Ocean Village, offers you both class and comfort, with it's light flooded open-plan kitchen and living area that overlooks the marina and is complemented with modern fixtures through-out, this home is the epitome of luxury.

Leading from the apartment's extensive hallway are three well-proportioned bedrooms. The impressive master bedroom benefits from direct access to the exceptional corner balcony, as well as a stylish adjoining En-suite. Adjacent is a second double bedroom with also a floor-to-ceiling window that allows for plenty of natural light. The third bedroom is a comfortable and versatile space, ideal for guests, a home office or a nursery. Completing the accommodation is a modern and elegantly finished family bathroom, conveniently positioned at the end of the hallway.

The property continues to impress with the added benefits of an on-site residents' gym and two allocated secure parking.

Altogether, this outstanding apartment offers contemporary waterside living in one of Southampton's most sought-after marina locations.

Tenure Type: Leasehold

Years remaining on lease: 113 Years Approx.

Service Charge Amount £6,300 Per Annum Approx.

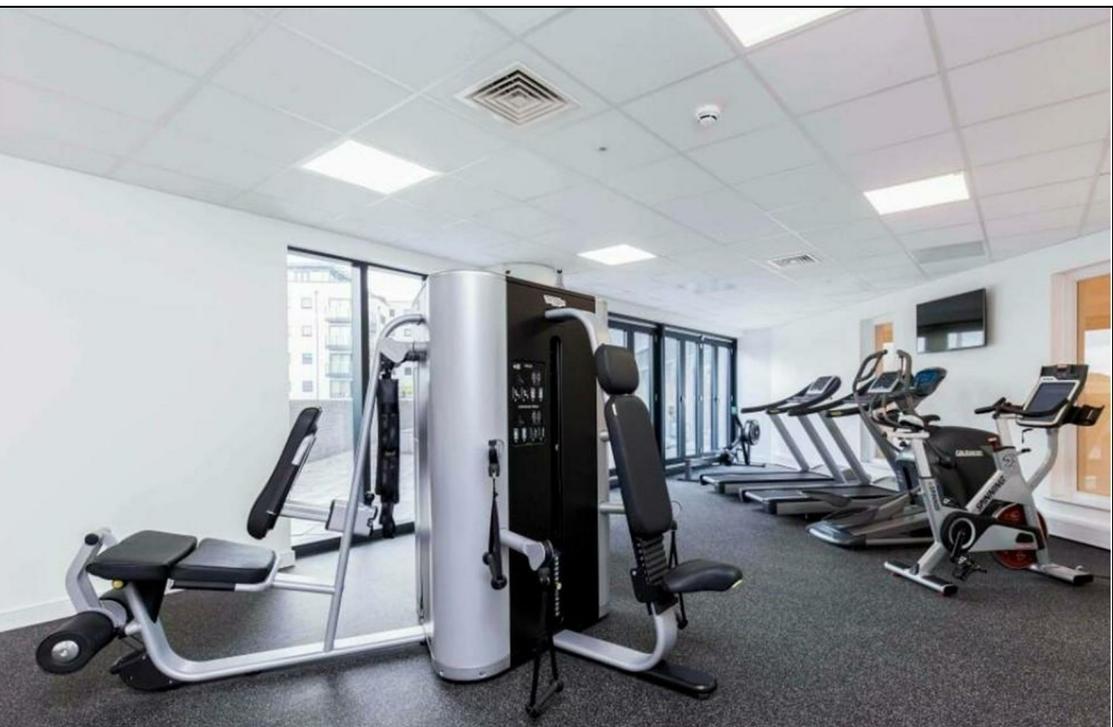
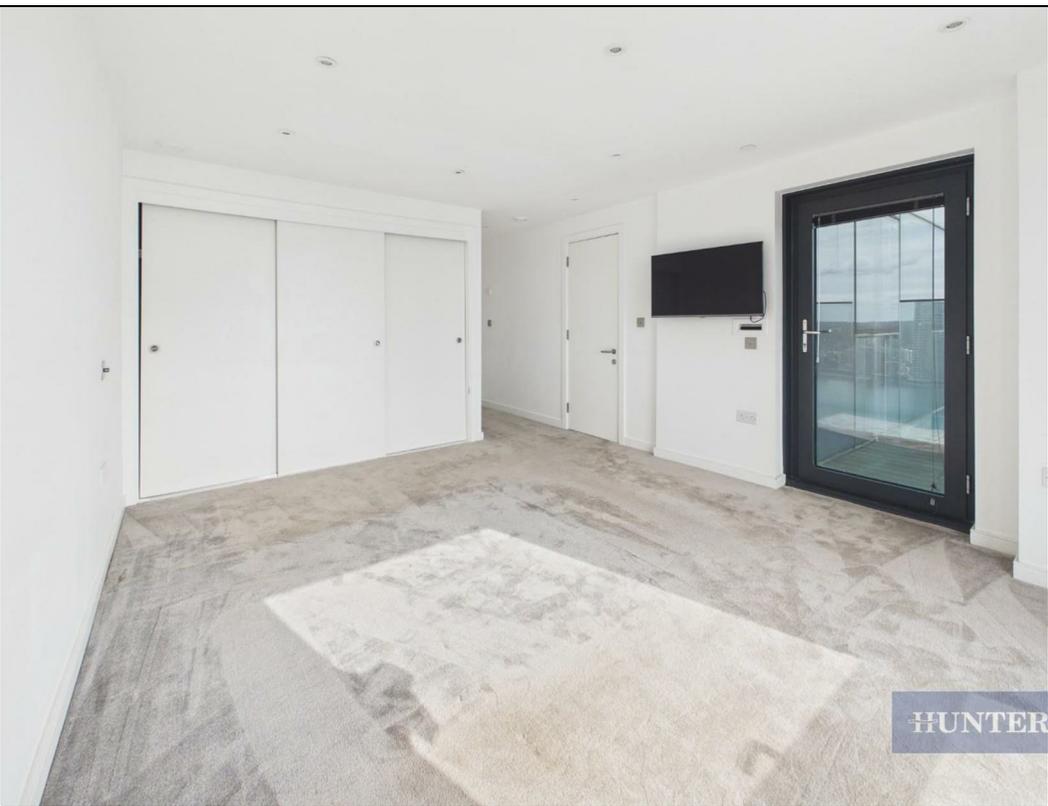
Leasehold Ground Rent £300 Per Annum

Council Tax Banding: E

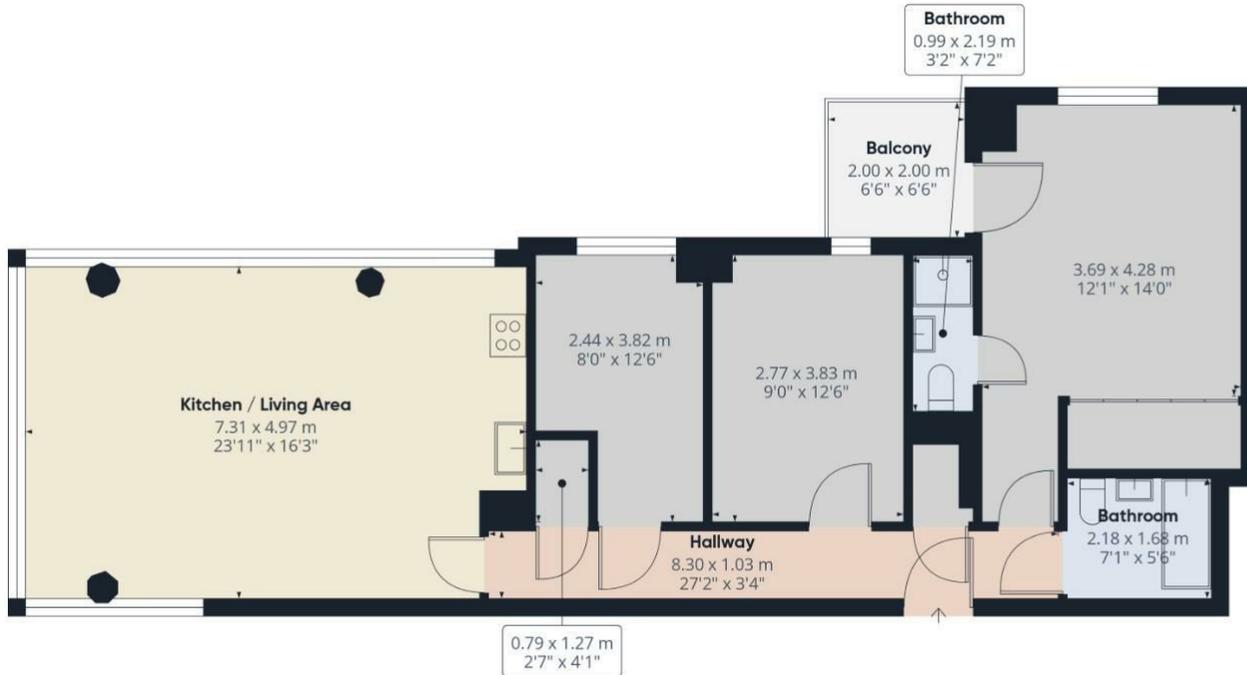
KEY FEATURES

- Superb Three-bedroom lateral apartment
 - Ocean Village location
 - Modern fixtures & fittings
 - Marina views
 - Balcony
 - Open-plan kitchen/living space
- Floor-to-ceiling windows through-out
- Master bedroom with en-suite bathroom
 - Access to on-site residents gym
 - Two Allocated parking





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Approximate total area⁽¹⁾

93.8 m²
1011 ft²

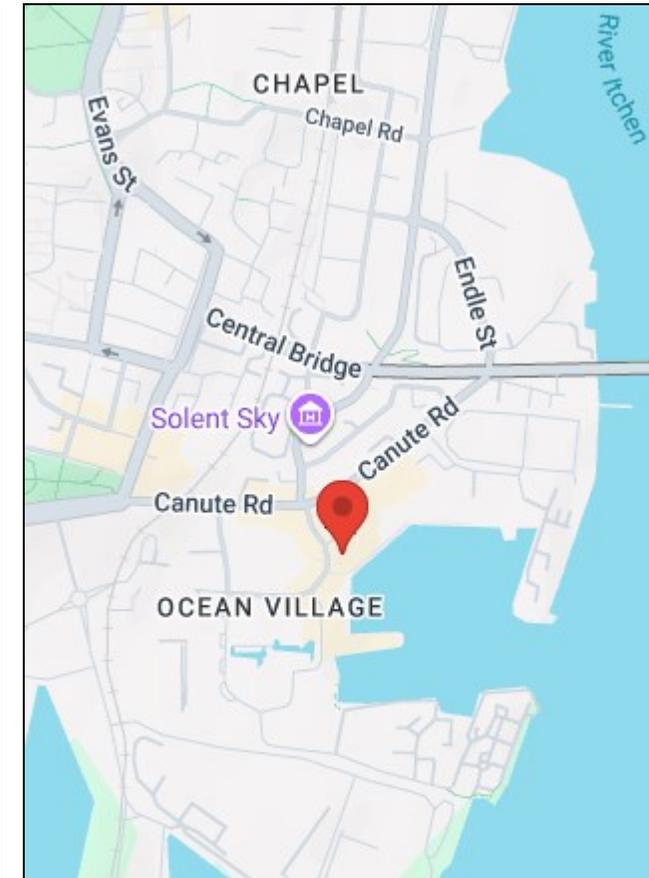
Balconies and terraces

4 m²
43 ft²

(1) Excluding balconies and terraces

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

	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		
EU Directive 2002/91/EC	84	85
England & Wales		

Environmental Impact (CO₂) 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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