**HUNTERS**®

HERE TO GET *you* THERE

⚓ **With 10m mooring**

# Moorhead Court, Ocean Village, SO14

## Offers In Excess Of £230,000

*10m mooring in Ocean Village Marina*

**AN EXCEPTIONAL ONE-BEDROOM APARTMENT WITH A PRIVATE PATIO & A 10 METRE MOORING**

We are delighted to be able to present a superb one bedroom apartment with a superb private patio and with views over the River Itchen. The accommodation comprises kitchen, living space, double bedroom, bathroom and a private patio with direct access to river towpath. The property also benefits from allocated parking, gas central heating, on site 24/7 security and secure block entry.

Situated in popular 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 4.6 miles away approx. The city parks are also found close by that provide excellent recreational space.

Leasehold: 960 Years Remaining Approx.
Block Service Charges: £1,120 Per Annum Approx.
Estate Service Charges : £2,200 Per Annum Approx.
Ground Rent: Peppercorn at £1.20 Per Annum
Council Tax Band: 'F'

## KEY FEATURES

- 10m MOORING

- FANTASTIC RIVER VIEW

- ONE BEDROOM APARTMENT

- PRIVATE PATIO

- DIRECT ACCESS TO RIVER TOWPATH

- FITTED KITCHEN

- MODERN BATHROOM

- ALLOCATED PARKING

- GAS CENTRAL HEATING
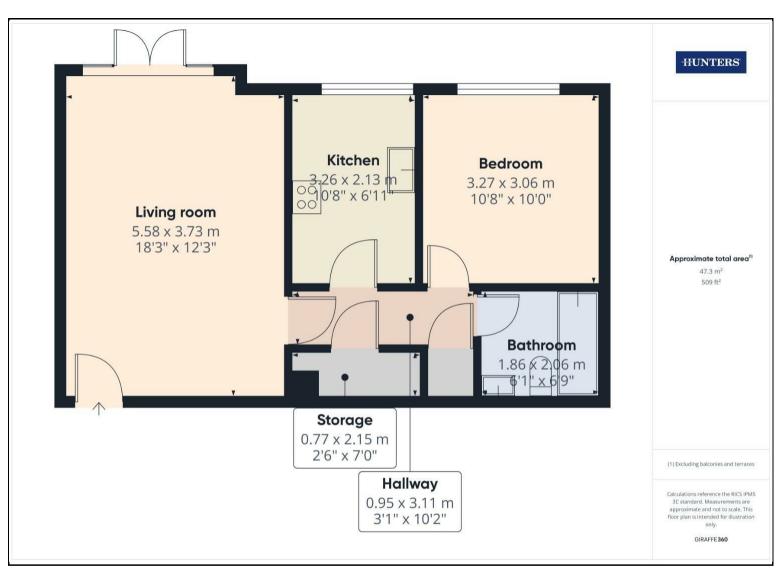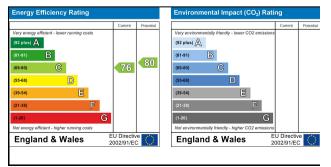
- WATERSIDE PROPERTY

**Living room**
5.58 x 3.73 m
18'3" x 12'3"

**Kitchen**
3.26 x 2.13 m
10'8" x 6'11"

**Bedroom**
3.27 x 3.06 m
10'8" x 10'0"

**Bathroom**
1.86 x 2.06 m
6'1" x 6'9"

**Storage**
0.77 x 2.15 m
2'6" x 7'0"

**Hallway**
0.95 x 3.11 m
3'1" x 10'2"

Approximate total area[1]

47.3 m²
509 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.

GIRAFFE360

CHAPEL
Chapel Rd
B3038
Endle St
River Itchen
entral Bridge
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Damira Quayside Dental Practice