



**HUNTERS®**  
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# Oceana Boulevard, Southampton

Auction Guide £100,000



**Auctioneer Comments** This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

Welcome to this beautifully presented 9th floor apartment situated in the centre of Southampton. This apartment has all modern features finished to a very high standard throughout. Residing on a single, well-designed floor, the layout incorporates a spacious hallway with an ample sized storage cupboard. To the left the first double bedroom fixed with a built-in wardrobe space. Adjacent to this is the main bedroom equipped with ensuite walk-in shower space and heated towel rail. The reasonably sized bedroom has French doors leading out to a spectacular north facing city skyline view. Opposite to the bedroom the living area with enough sitting and dining space in one for all entertaining topped with spectacular south facing water view. The kitchen is built to a high standard with an appliance's oven, hob, cooker hood, dishwasher, microwave, and washer dryer are integrated. Features outside the property include allocated undercroft parking space and beautiful communal residents' gardens found to the rear of the building which are predominantly laid to lawn with raised planted areas as well as a communal gym equipped with treadmill and weight lifting equipment.

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38 Bedford Place, Southampton, Hampshire, SO15 2DG | 02380 987 720

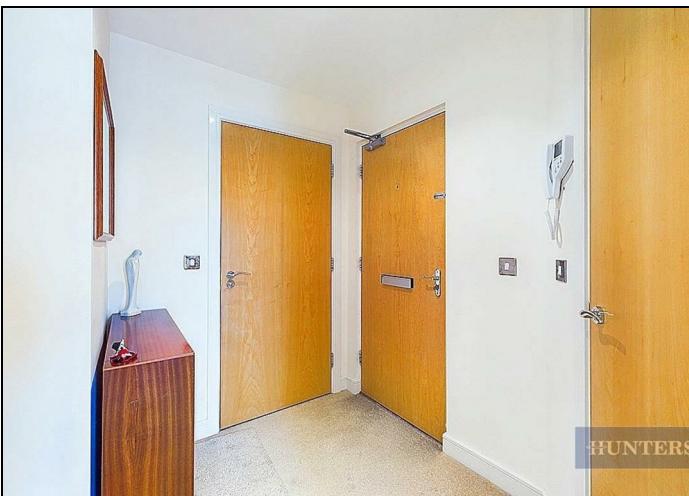
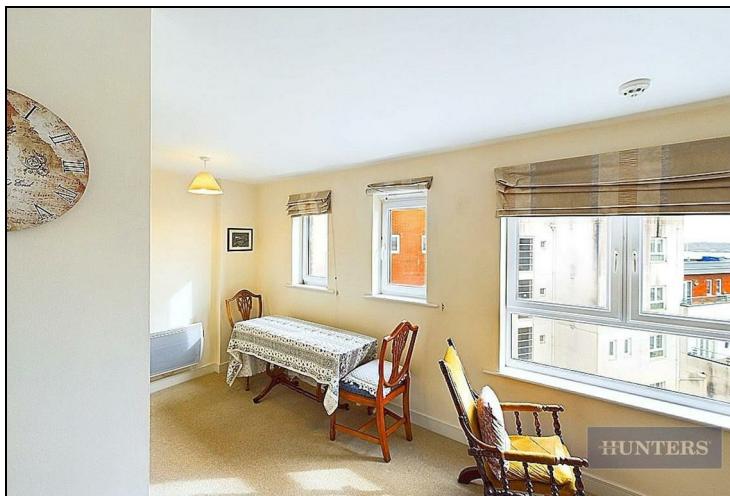
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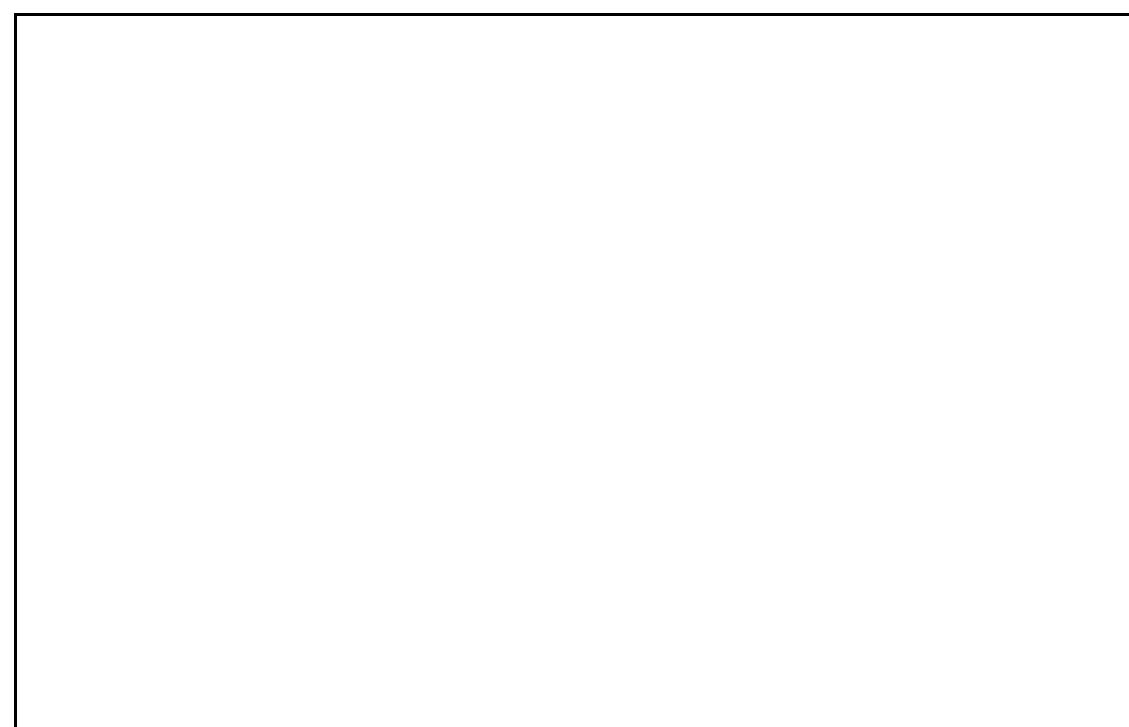
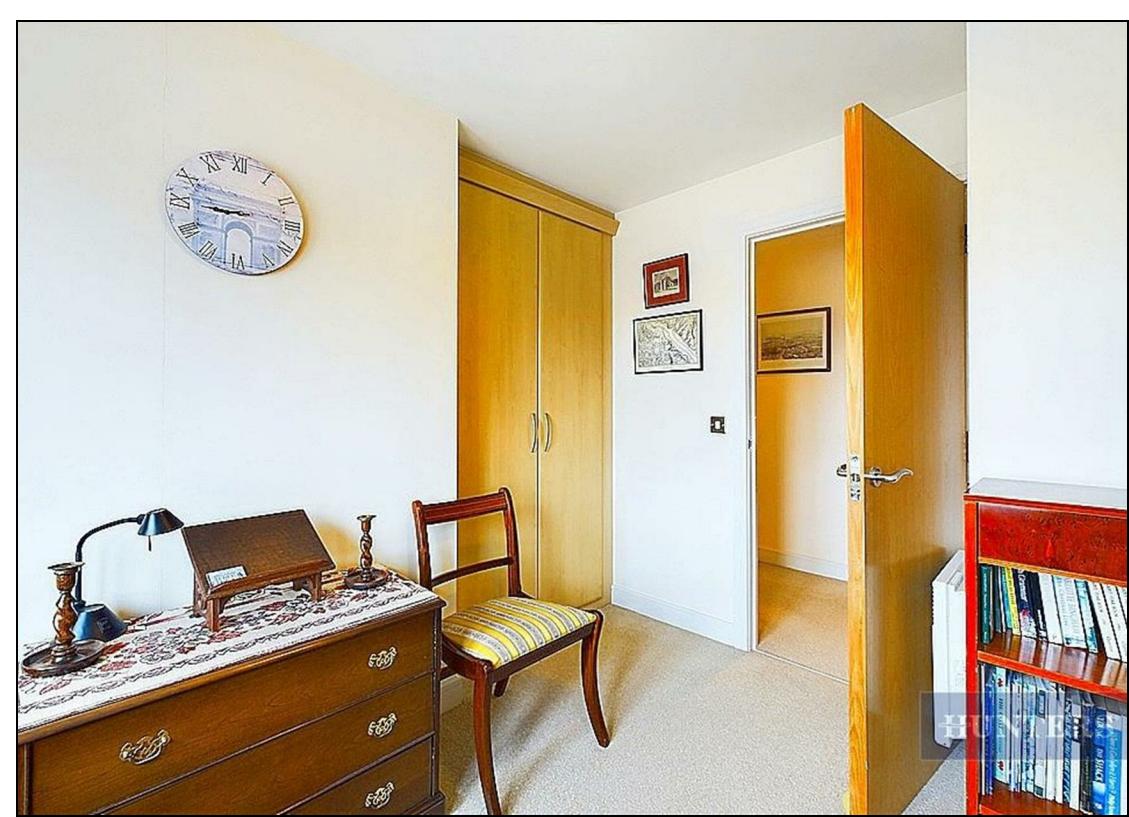


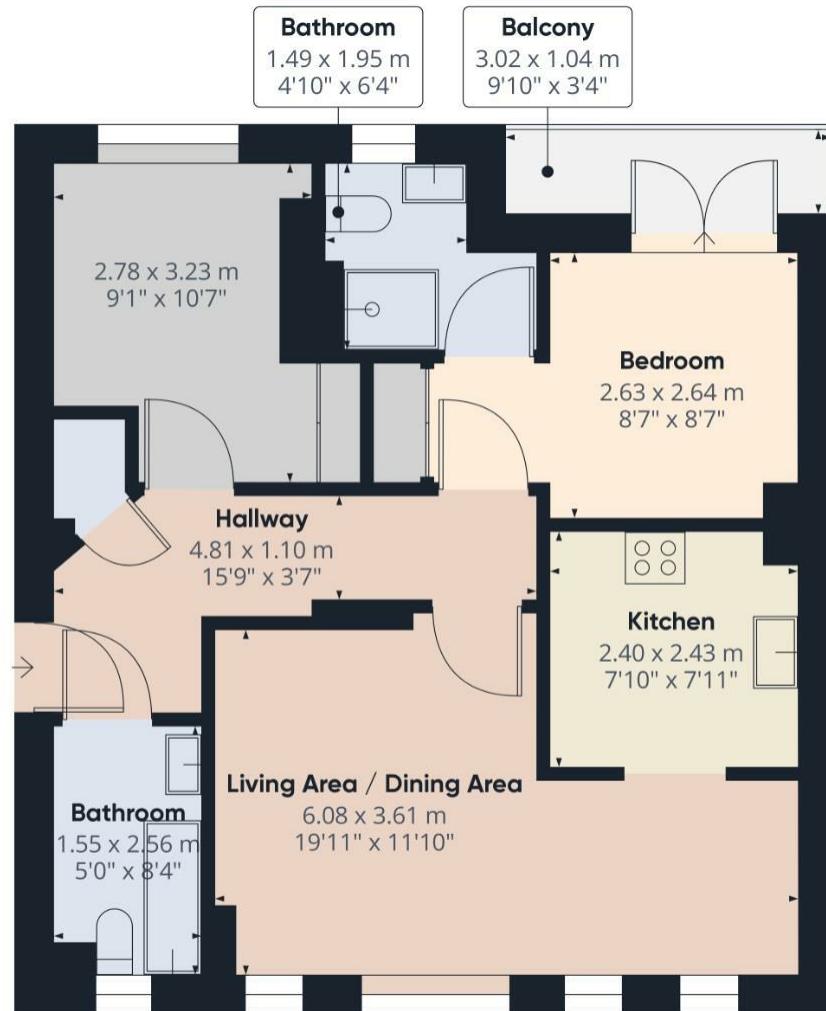
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## KEY FEATURES

- Modern Method of Auction
- Ninth Floor Apartment with Superb Views
  - Modern Fitted Kitchen
- Ideal for First Time Buyers and Investors
  - Secure Telephone Entry System
  - Communal Garden and Gym
- Short Distance to West Quay Shopping Centre
  - Excellent City Centre Location
  - Council Tax : C
- **\*\* CASH BUYERS ONLY \*\***







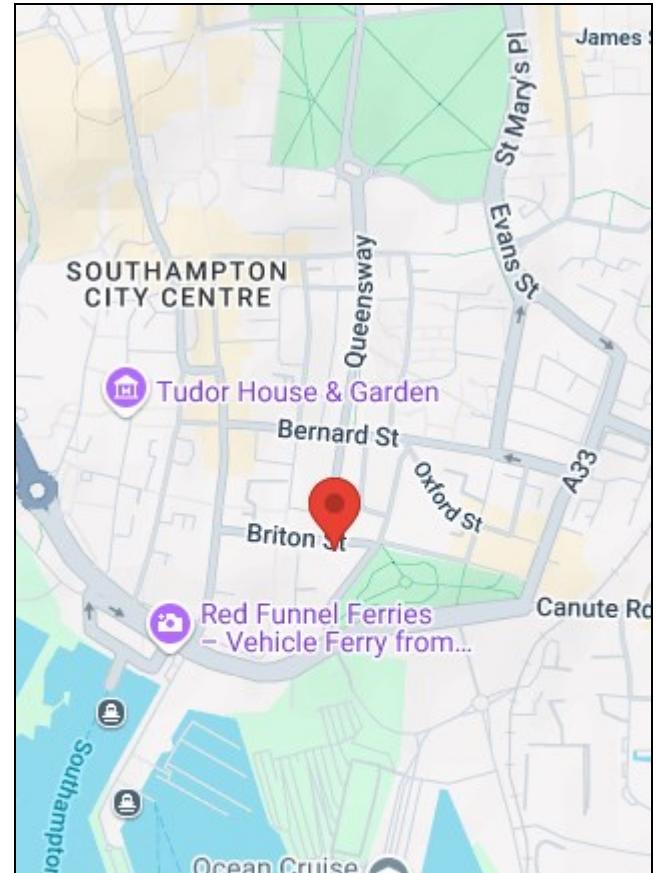
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Approximate total area<sup>(1)</sup>  
57.06 m<sup>2</sup>  
614.19 ft<sup>2</sup>

(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 (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			
England & Wales	EU Directive 2002/91/EC	73	81

Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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