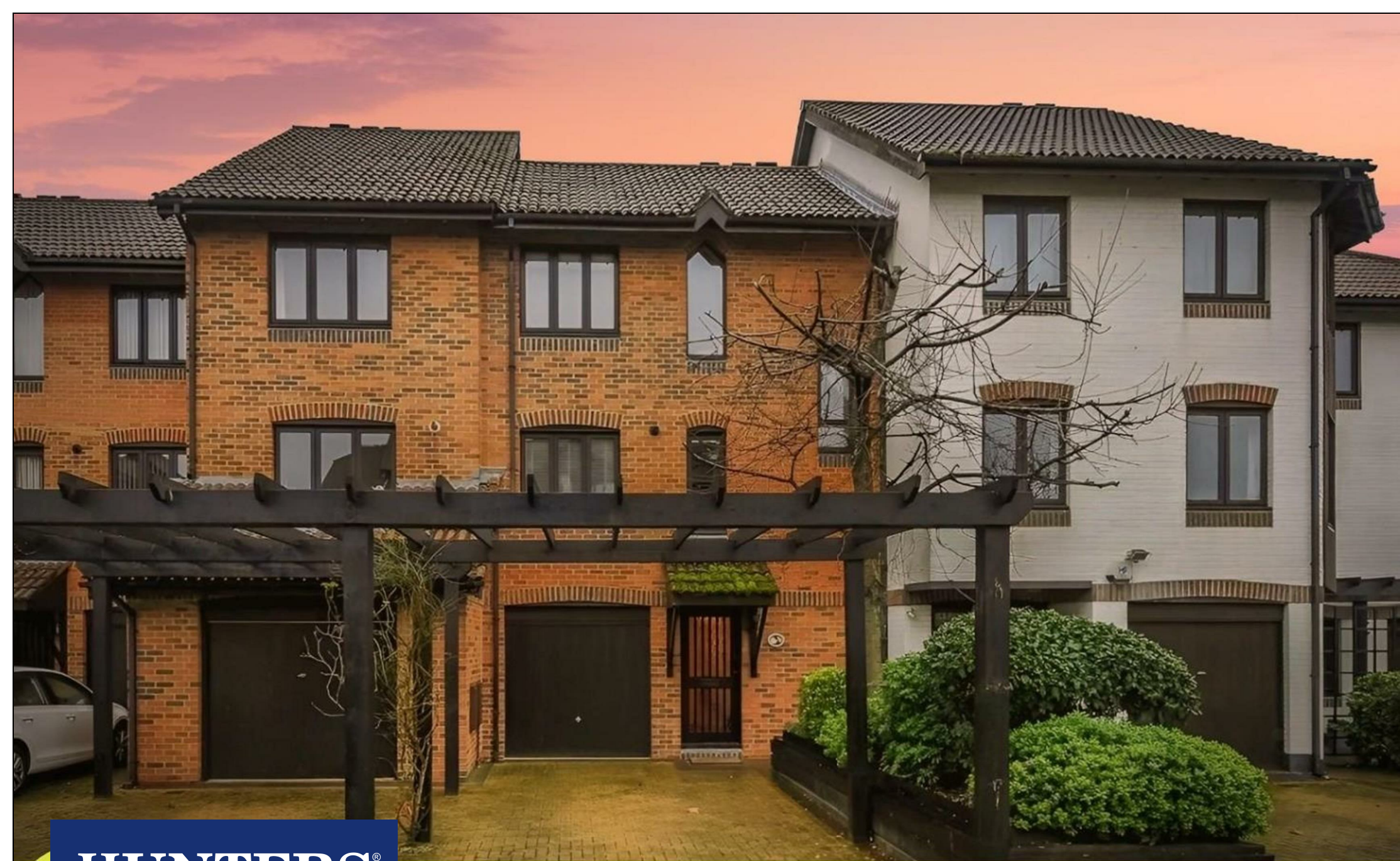




**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

mooring



# Cadland Court, Channel Way, Ocean Village, Southampton

## Offers In The Region Of £350,000



\*10m mooring in Ocean Village Marina\*

\*No Onward Chain\*

Situated waterside in the sought after Ocean Village Marina, this contemporary three bedroom townhouse, offered with no onward chain, features a charming wooden-decked balcony off the lounge, an ideal spot to relax and soak up the sunshine, and benefits from an exclusive 10 metre mooring.

Tucked away in a peaceful cul-de-sac, the property is just a short stroll from the vibrant amenities of Oxford Street, the bustling bars and restaurants of Ocean Village, and the prestigious Southampton Harbour Hotel.

Upon entering, you'll find a generous integral garage and a practical utility room leading out to a private, patioed garden-perfect for both relaxation and entertaining guests. The ground floor also includes a double bedroom and a sleek en-suite bathroom with a walk-in shower.

Upstairs, the spacious lounge/diner is flooded with natural light and opens directly onto the delightful balcony, creating a seamless indoor-outdoor living experience. The adjacent kitchen is thoughtfully designed with glossy white cabinetry, warm wooden worktops, and a convenient serving hatch to the dining area. Additional storage is available on this floor for added practicality.

The top floor hosts two further double bedrooms and a stylish family bathroom adorned with contemporary brown stone tiles. Externally, the property benefits from driveway parking for two vehicles.

The marina offers 24-hour deep-water access, free from lock gates and strong currents, and provides excellent shelter from the elements.

Tenure Type; Leasehold

Leasehold Years remaining on lease; 962 Years remaining approx.

Leasehold Annual Service Charge Amount; £1,253.78 Approx.

Leasehold Annual Reserve Fund; £1,687.78 Approx.

Leasehold Annual Berth Rent; £462.00 Approx.

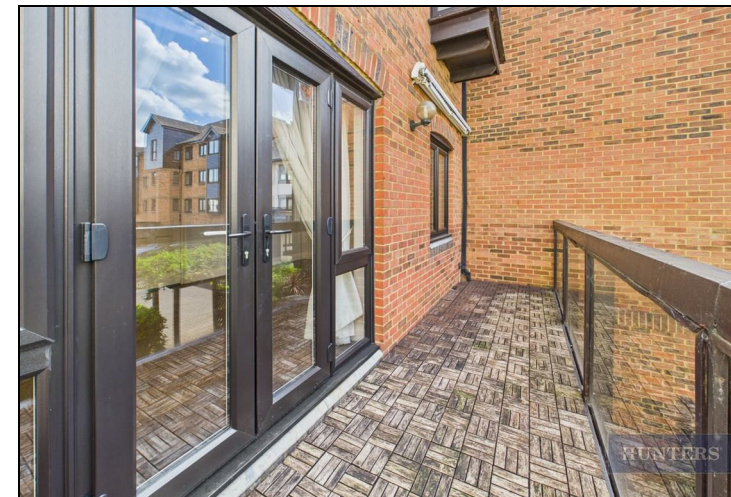
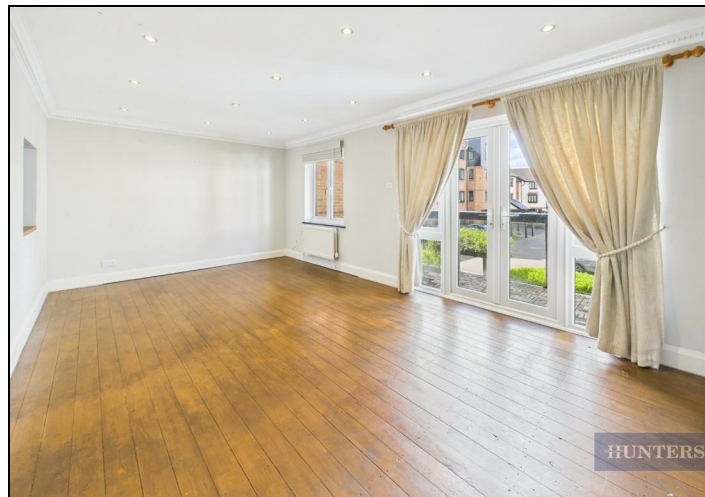
Leasehold Ground Rent Amount; £1.20 Peppercorn

Council Tax Banding; E

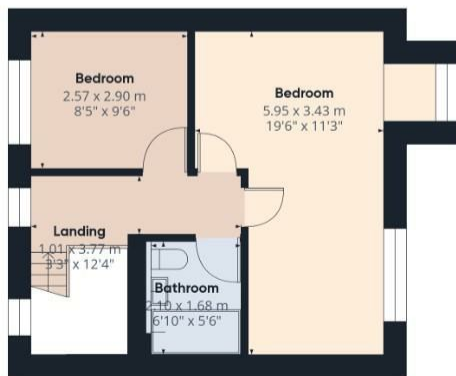
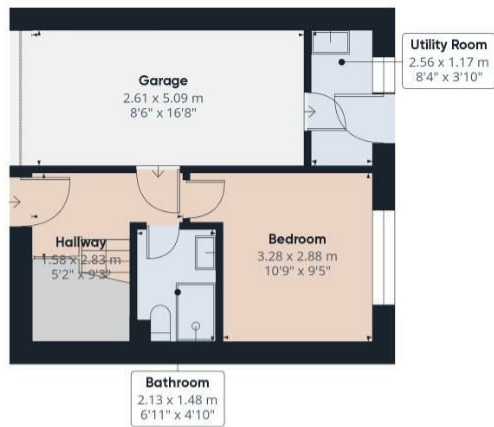


## KEY FEATURES

- 10m Mooring
- Sought-after Ocean Village Marina Location
  - Three Bedrooms
  - Driveway Parking
  - Balcony off Living Room
- Three Storey Townhouse
  - 24 Hour Security
  - Integral Garage
  - No Onward Chain
  - Waterside property





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

105.15 m<sup>2</sup>1131.82 ft<sup>2</sup>

### Balconies and terraces

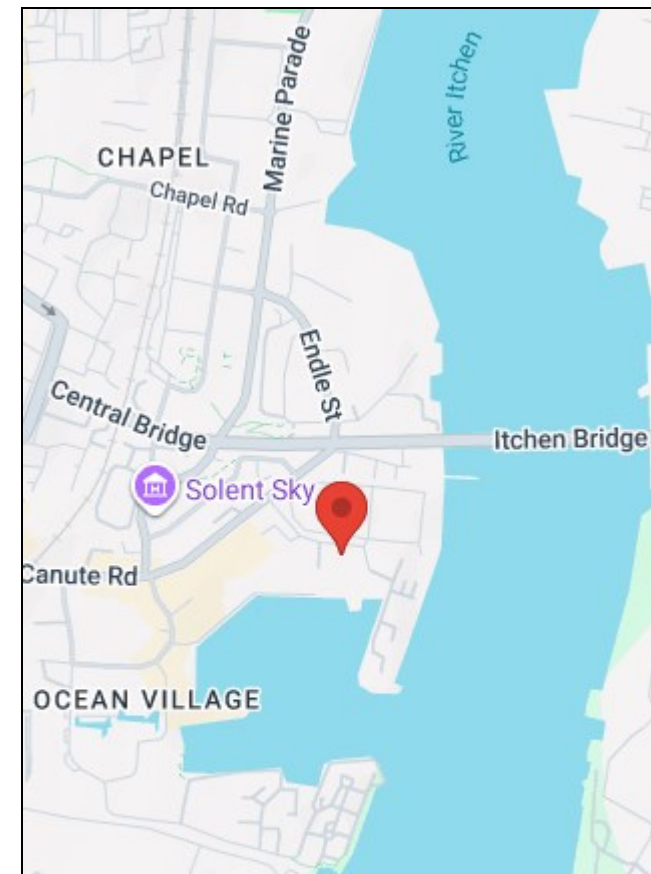
8.75 m<sup>2</sup>94.18 ft<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



| Energy Efficiency Rating                    |  | Current | Potential |
|---------------------------------------------|--|---------|-----------|
| Very energy efficient - lower running costs |  |         |           |
| (92 plus) <b>A</b>                          |  |         |           |
| (81-91) <b>B</b>                            |  |         |           |
| (69-80) <b>C</b>                            |  |         |           |
| (55-68) <b>D</b>                            |  |         |           |
| (39-54) <b>E</b>                            |  |         |           |
| (21-38) <b>F</b>                            |  |         |           |
| (1-20) <b>G</b>                             |  |         |           |
| Not energy efficient - higher running costs |  |         |           |
|                                             |  | 67      | 81        |

EU Directive 2010/31/EC

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current | Potential |
|-----------------------------------------------------------------|--|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |         |           |
| (92 plus) <b>A</b>                                              |  |         |           |
| (81-91) <b>B</b>                                                |  |         |           |
| (69-80) <b>C</b>                                                |  |         |           |
| (55-68) <b>D</b>                                                |  |         |           |
| (39-54) <b>E</b>                                                |  |         |           |
| (21-38) <b>F</b>                                                |  |         |           |
| (1-20) <b>G</b>                                                 |  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |         |           |

**England & Wales**

EU Directive 2012/91/EE

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