

# HUNTERS®

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## Channel Way

Ocean Village, Southampton, SO14 3GQ

Offers In Excess Of £440,000



Guide Price of £440,000 to £450,000 Subject to Contract

A spacious three bedroom apartment enjoying fantastic views out across The River Itchen. This inviting three bedroom property caters for all with its garage, off road parking with two separate visitors permits and 14 metre mooring. Located in a private estate, the property comprises hallway, kitchen, living room, three double bedrooms, en-suite bathroom to master, main bathroom and east facing balcony. Finished to a good standard throughout and offered with no forward chain. Moorhead Court is situated in the heart of Ocean Village Marina along with promoting an array of amenities on its doorstep, some of which include: Restaurants, Harbour lights cinema, Bars, outstanding public walks, convenience stores, an impeccable five star hotel with a roof top cocktail bar and is 1 mile from a vibrant city centre.



Material Information - Southampton  
Tenure Type; Leasehold  
Leasehold Years remaining on lease; Approximately 960  
Leasehold Annual Service Charge Amount £6,100 approximately  
Leasehold Ground Rent Amount, Uplift %, Rent Review Period; Annually  
Council Tax Banding; E

Ocean Village has become a South Coast hot spot to visit and live, for several reasons, you can enjoy Marina view dining at the Harbar Hotel & Spa Complex, Blue Jasmine & Banana Wharf just to name a few. If cocktails are not on the agenda, then perhaps a treatment or two at Ocean Rooms Beauty Salon or an evening in front of the big screen at Harbour Lights Picture House. There really is something for everyone. When you are not enjoying your apartment or yacht then you can travel out further as this location offers 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 Woolston, Lowford, Locks Heath, Fareham, Portchester, Portsmouth, Southsea on the X4 First Solent bus.

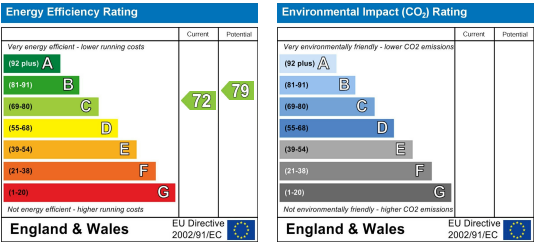
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.