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# The Moresby Tower, Ocean Way SO14

## Offers In Excess Of £548,000



Offered with no forward chain and located in the stunning and sought-after Ocean Village is this 16th floor luxurious three-bedroom waterfront apartment with breath taking views of the Docks and Southampton City Centre. The large 40Ft x 6'7Ft balcony for relaxing on or, checking the magnificent panoramic views overlooking the marina.

The property boasts a light and airy accommodation throughout with the benefit of air conditioning, each room enjoys superb views and the initial entrance provides an inviting hallway, a hidden utility space, two of the bedrooms each with double doors opening onto the balcony with Marina views. The principal bedroom has an en-suite bathroom and built in wardrobes. The second bedroom, also a generous double, the third bedroom enjoys superb views too. There is a three-piece family bathroom, a modern fully fitted kitchen with built in appliances including a wine cooler, and the delightful open-plan lounge/diner with floor to ceiling patio doors opening onto the spacious balcony with views over the marina and Southampton Water.

There is an under croft gated allocated parking space, a 24/7 concierge, a gymnasium and many local amenities for convenience.

The Moresby Tower is situated in a privileged position opposite the Marina in Ocean Village. There are excellent local facilities nearby, which include the Five-Star Harbour Hotel with gym facilities, a variety of restaurants and a local independent cinema.

Your scenic balcony view takes in the sailing craft and boats leaving and returning to their moorings from many areas around the marina, follow the Titanic trail of history or enjoy a shopping trip to the bustling city centre. Ocean Village offers local restaurants and bars, with a short stroll (0.5 miles) to the lively Oxford Street.

**EWS1 : B2 Rating – We understand that freeholders certification is available, therefore, mortgages are subject to underwriters discretion.**

Material Information - Southampton

Tenure Type; Leasehold

Leasehold Years remaining on lease; 114 Years Approx.

Leasehold Service Charge Amount £2,200 Approx. payable six monthly

Leasehold Ground Rent Amount, £300

Uplift %, Rent Review Period; Ask the Agent

Council Tax Banding; E

AML

Agents are required by law to conduct anti-money laundering checks on all those buying a property.

We outsource the initial checks to partner suppliers Coadjute who will contact you once you have had an offer accepted on a property you wish to buy.

The cost of these checks is £54 inc vat per person. This is a non-refundable fee.

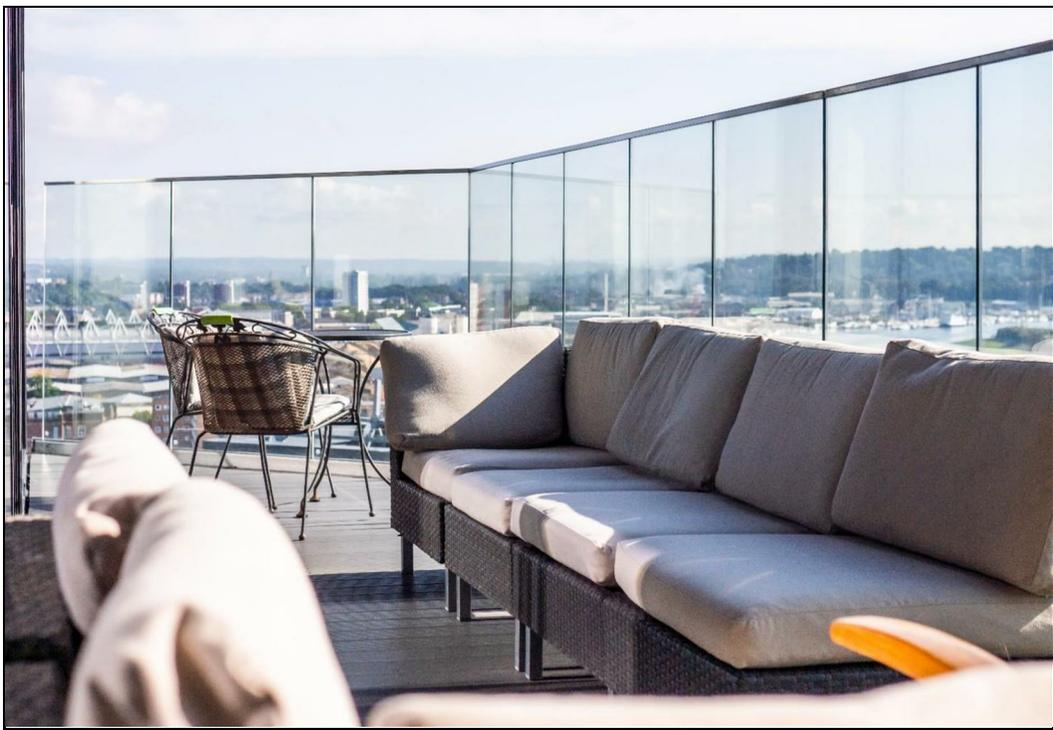
These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required.

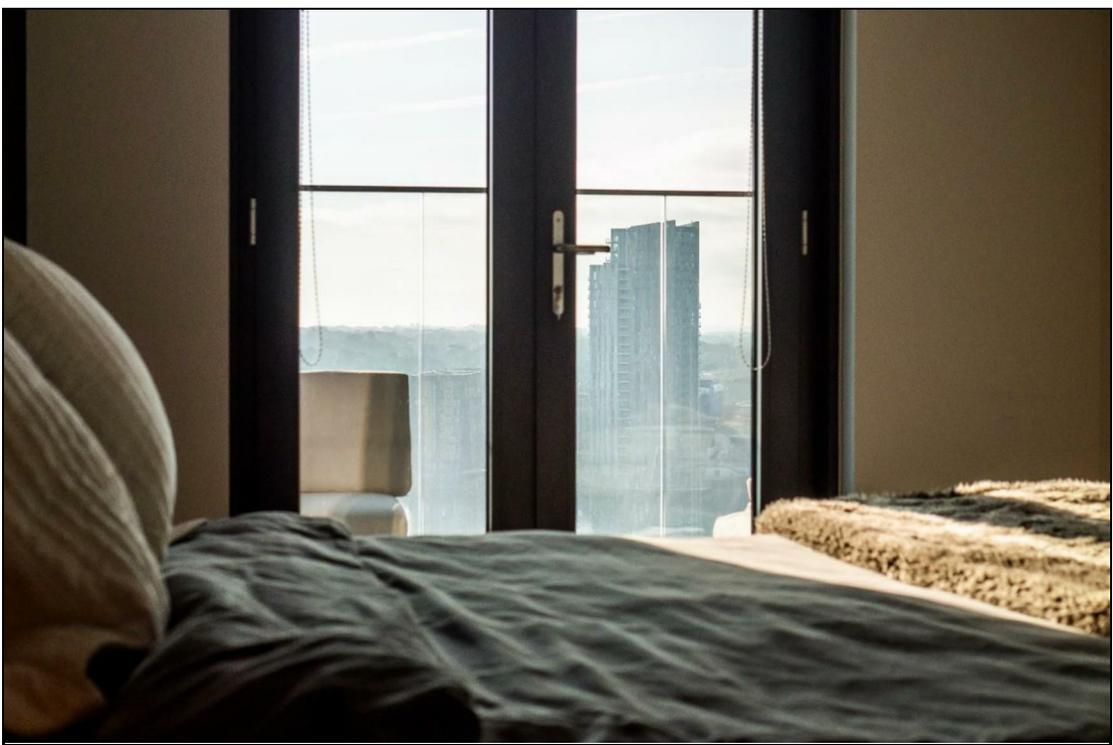
This fee will need to be paid and the checks completed in advance of the office issuing a memorandum of sale on the property you would like to buy.

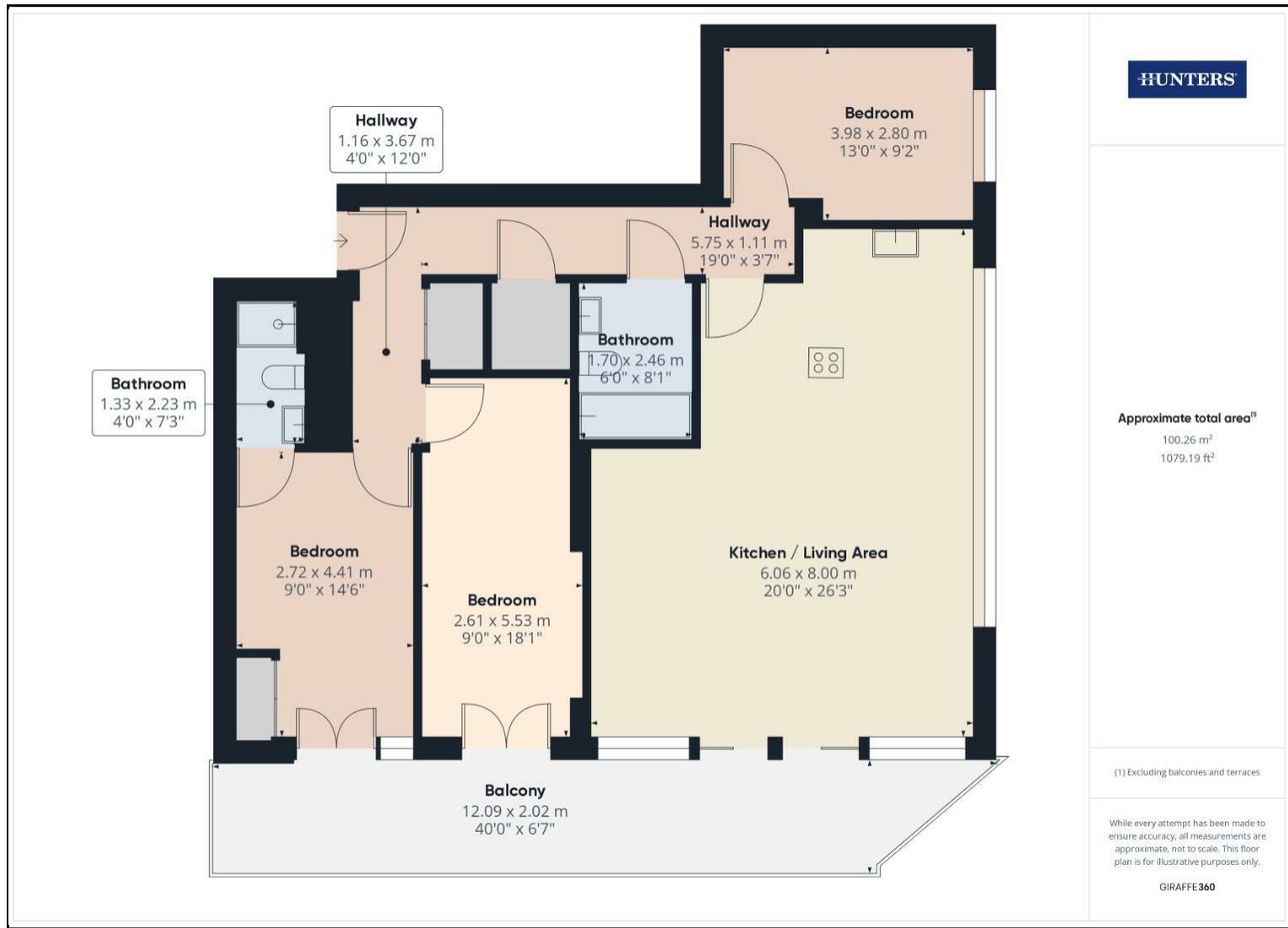
## KEY FEATURES

- 16th Floor Marina Apartment
  - No Forward Chain
  - Fantastic Views
  - Large Balcony
- Three Bedroom Apartment
- Modern Fully Fitted Open Plan Kitchen
  - Lounge & Dining
  - En-Suites & Family Bathroom
  - On Site Residents Gym
- Allocated Underground Parking









Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
85	85		

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

Very environmentally friendly - lower CO<sub>2</sub> emissions  
 (92 plus) **A**  
 (81-91) **B**  
 (69-80) **C**  
 (55-68) **D**  
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 Not environmentally friendly - higher CO<sub>2</sub> emissions

EU Directive 2002/91/EC

38 Bedford Place, Southampton, Hampshire, SO15 2DG | 02380 987 720  
[southampton@hunters.com](mailto:southampton@hunters.com) | [www.hunters.com](http://www.hunters.com)



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