



Ocean Way, Southampton, SO14 3LG | £550,000
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Ocean Way, Southampton, SO14 3LG

A fantastic opportunity to purchase this prestigious apartment situated in The Moresby Tower, Admirals Quay. Located on the 19th floor, there are stunning views of the marina and the city from the 11m balcony. The property is offered with no forward chain and benefits from TWO underground parking spaces, 24 hour concierge service, a south/east facing balcony, air cooling system, fitted appliances, underfloor heating and residents gym. Ocean Village Marina offers a relaxed atmosphere and something for everyone; bars, restaurants, two cinemas and a prestigious Yacht Club. Night and day you can watch all manner of maritime traffic, from sailing yachts and motorboats in the marina, to majestic ocean liners heading off down Southampton water. Follow the Titanic trail



ENTRANCE HALL

OPEN PLAN LIVING AREA

8.05m (26' 5") x 5.99m (19' 8")

Lounge, kitchen and dining area in this open plan living area. Underfloor heating, stunning views, sliding doors to the balcony, air cooling system.

BATHROOM

2.42m (7' 11") x 1.67m (5' 6")

Matching suite comprising bath, low level WC, wash hand basin as well as tiled surrounds.

MASTER BEDROOM

4.61m (15' 2") x 2.6m (8' 6")

Built in wardrobes, underfloor heating, double doors leading to the balcony.

EN SUITE

2.18m (7' 2") x 1.32m (4' 4")

Matching suite comprising shower cubicle, low level WC and wash hand basin. Tiled surrounds.

BEDROOM 2

5.53m (18' 2") x 2.59m (8' 6")

Double doors leading to the balcony, under floor heating.

BEDROOM 3

3.99m (13' 1") x 2.79m (9' 2")

Under floor heating, stunning city views from the large window.

BALCONY

11.10m (36' 5") x 2.01m (6' 7")

Stunning marina and city views.

PARKING

Two secure, underground car parking spaces.

LEASEHOLD INFORMATION

125 years from 2014 (approximately 121 years remaining)

CHARGES

Service charge - £3,800 per annum

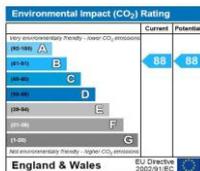
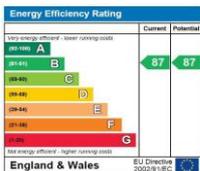
Ground rent - £300 per annum





TOTAL APPROX. FLOOR AREA 1202 SQ.FT. (111.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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DISCLAIMER

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.



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