



While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
81	86	76	76

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Sundowner, Channel Way, Southampton, SO14 3JB

Balcony | 24 Hour Concierge Service | Secure Underground Allocated Parking | Two Double Bedrooms
Fourth floor | Marina Views | 740sq ft | Open plan living

Offers In Excess Of: £325,000

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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



Sundowner, Channel Way, SO14 3JB

** Marina Views** **24 Hour Concierge** ** Secure Underground Allocated Parking** ** Two Double Bedrooms** Balcony Access From Main Bedroom** **En-suite** **740 Square Foot** **

This excellent property is spread over 700 square foot and offers views over the Ocean Village Marina. Situated on the fourth floor the apartment comprises from entrance hall, open plan kitchen/living area, bathroom, two double bedrooms, one en-suites and separate bathroom, the apartment must be viewed to appreciate the size of property offered.

There are a host of benefits including access to balcony from main bedroom, water views, secure allocated parking for 1 car and 24 hour concierge service. Potential investment opportunity. Ocean Village Marina offers a relaxed atmosphere and something for everyone; bars, restaurants, cinema, activity centre and 5 star hotel.

By day, watch the boats sail from many resting spots around the water, 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 more lively Oxford Street.

OPENING HOURS

Monday - 09:00-17:00
Tuesday - 09:00 - 17:00
Wednesday - 09:00 - 17:00
Thursday - 09:00 - 17:00
Friday - 09:00 - 17:00
Saturday - 10:00-15:00
Sunday - Closed

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.

