



The Moresby Tower, Admirals Quay, Ocean Way, Southampton, Hampshire, SO14 3LF

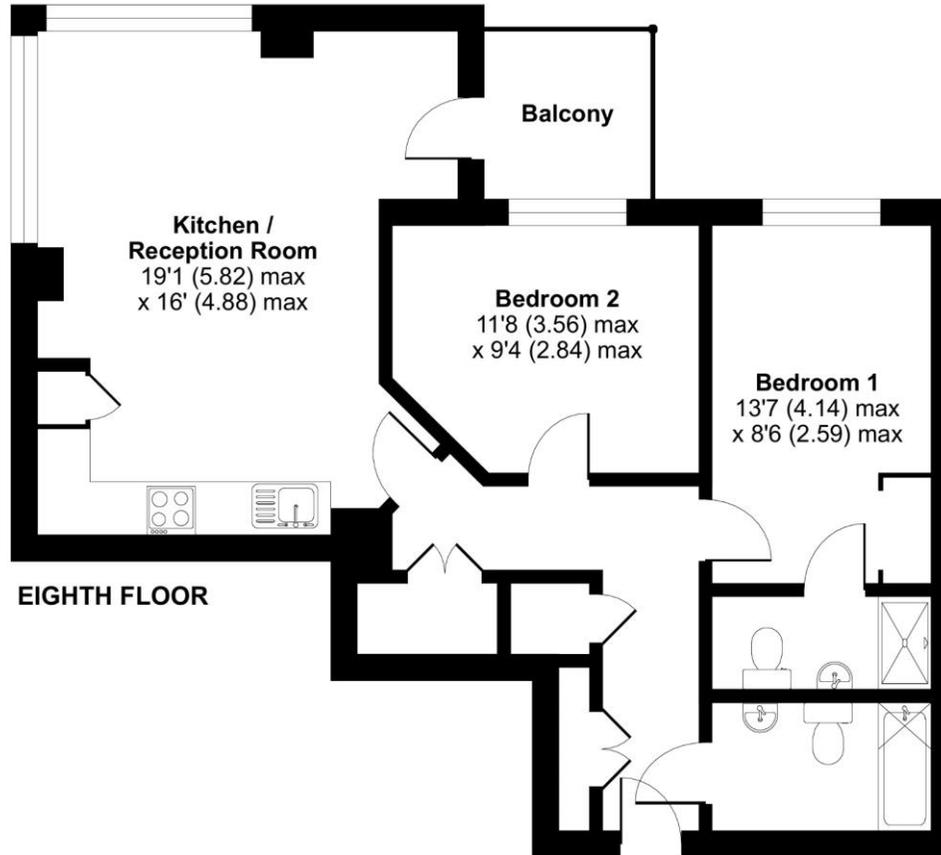


## ACCOMMODATION

This beautiful apartment is located on the eighth floor of the hugely popular Moresby Tower in Ocean Village. Located in the Admirals Quay development this apartment offers easy modern living, blending the buzz of Ocean Village marina below. The apartment boasts 24-hour concierge service secured with CCTV, on site gym with free membership, a lift to all floors and an allocated parking space in the private car park. The accommodation comprises a welcoming entrance hallway with built-in storage, two generous double bedrooms, both complete with built-in wardrobes and the principal bedroom benefitting from an en-suite shower room. The main living/dining area has large dual aspect windows allowing an abundance of natural light from floor to ceiling windows and door leading out onto the private balcony. The kitchen area provides ample storage space with an integrated oven/hob and fridge freezer. The generously sized three-piece bathroom is tiled from floor to ceiling and completes the accommodation. The apartment is within walking distance of the waterside bars, cinemas and contemporary restaurants found in Ocean Village.

Approximate Area = 706 sq ft / 65.6 sq m

For identification only - Not to scale



EIGHTH FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlshecom 2022. Produced for Charters Estate Agents Limited. REF: 838112



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</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		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## SITUATION

Ocean Village is a highly sought-after city centre location due to the close proximity of an abundance of bars, restaurants, cafes and cinemas, including the local Harbour Lights and the impressive Cinema de Lux at West Quay. The nearby Oxford Street conservation area is known as "Restaurant Row" and is home to some of the city's most famous eateries. Numerous pleasant parks are found nearby including Mayflower Park that hosts the popular annual International Boat Show. The Central railway station is found near Commercial Road whilst the Parkway railway station is found adjacent to junction 5 of the M27 (opposite the international airport) and provides a fast route to London Waterloo.



#### **SPECIFICATION**

- Beautiful apartment with private balcony
- Impressive panoramic views
- Two double bedrooms
- En-suite shower room
- Open plan living accommodation
- 24-hour concierge service
- On-site gym
- Allocated parking in private car park

#### **LOCAL AUTHORITY**

Southampton City Council

#### **GUIDE PRICE**

Asking Price £275,000

#### **TENURE**

Leasehold - 118 years unexpired  
Annual service charge - £2765.00  
Annual ground rent - £300.00

*These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.*