



Moorhead Court Channel Way

Ocean Village, Southampton

- 12 METRE MOORING
- STUNNING VIEWS
- SUPERB LOUNGE/DINER
- COURTYARD & 2 BALCONIES

Offers In Excess Of £535,000

EPC Rating

TBC





Property Description

ENTRANCE HALL 12' 0" x 6' 0" (3.68m x 1.85m) The entrance hall is light and welcoming and has stairs to upper floors, and doors leading to principal rooms.

SHOWER ROOM 5' 8" x 6' 10" (1.73m x 2.1m) The shower room has fully tiled walls and floor. The modern three piece suite comprises shower cubicle, WC and sink.

KITCHEN DINING ROOM 11' 2" x 11' 3" (3.41m x 3.45m) This delightful modern open plan kitchen has a range of eye and base level units with worktops and stainless steel sink and drainer. There is a fitted five burner hob, extractor hood and double oven. Tiled splash backs, window to front aspect, radiator and power points.



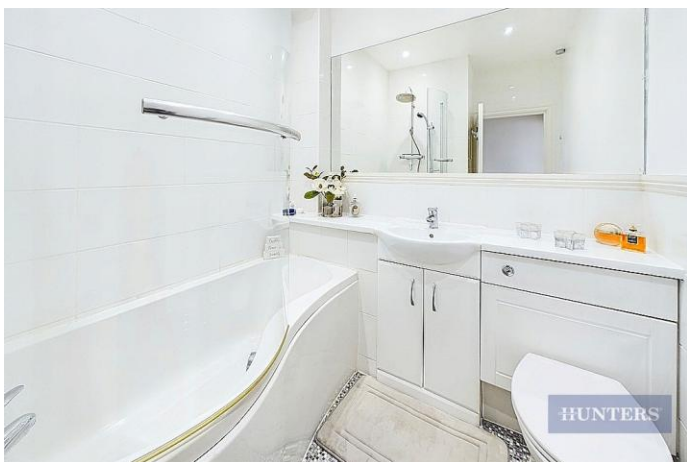
LIVING ROOM 20' 5" x 11' 3" (6.24m x 3.44m) This lovely room is over 20ft long and has windows to the rear and double doors leading to the Juliette balcony, making this a light and bright room. There is a fireplace, power and media points, and the room has ample space for both living and dining furniture.



MASTER BEDROOM 13' 7" x 11' 3" (4.15m x 3.45m) Radiator, double doors leading to Juliette balcony, windows to rear aspect, power and media points.

BEDROOM 2 11' 3" x 13' 1" (3.45m x 3.99m) This bedroom has a front aspect window, radiator and power points

BEDROOM 3 9' 0" x 11' 4" (2.76m x 3.46m) Windows to rear aspect, radiator, power points and door to terrace.



BATHROOM 6' 5" x 7' 10" (1.98m x 2.41m) Three piece suite comprises bath with shower over, sink with vanity unit surround and WC. Heated towel rail and fully tiled walls.

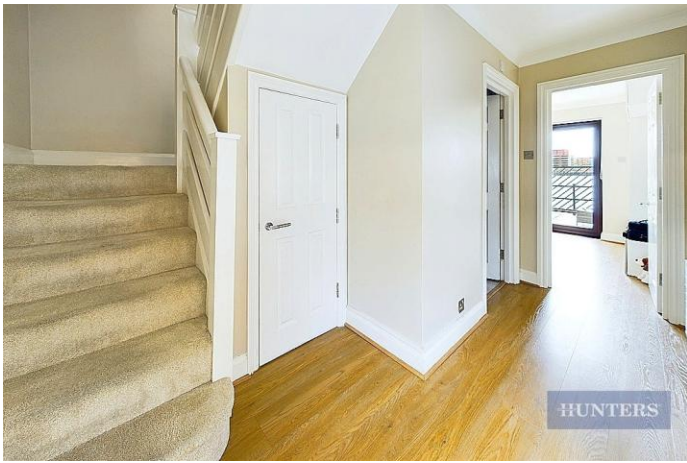
GARAGE 11' 5" x 16' 8" (3.49m x 5.09m) The garage has an up and over door. The garage has been fitted with a range of eye and base level units with stainless steel sink and drainer, and has space and plumbing for a washing machine, and space for a tumble dryer.

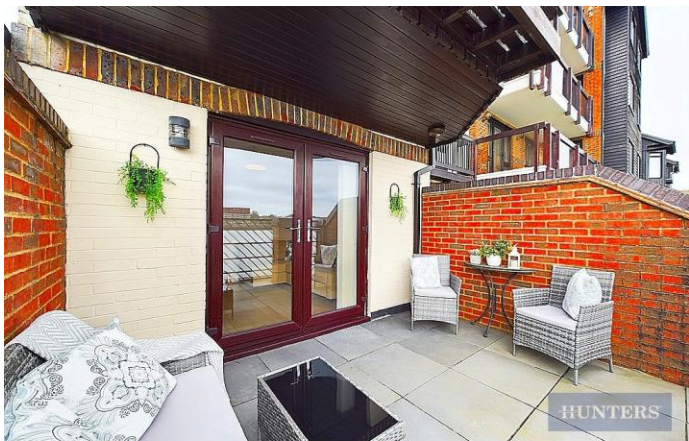
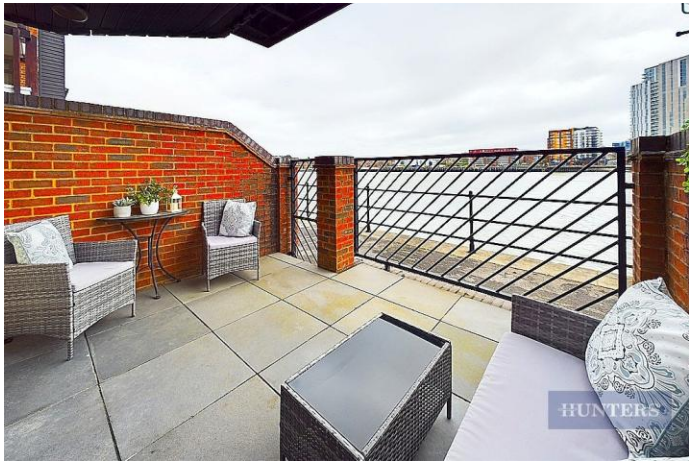
ADDITIONAL INFORMATION This location does offer easy access to one of Southampton's main bus routes, where you can hop off around the City Centre, Ocean Village or venture out to the popular West Quay Shopping Centre, or to the array of restaurants in Oxford Street or, to the Guildhall, Mayflower and Nuffield Theatres for a host of plays, opera, ballet, concerts, and musicals. The famous public art gallery in the Civic Centre is often praised for its collection on display. Finally and also conveniently, there is local access to the M27 and the M3 for commuting or exploring further afield.

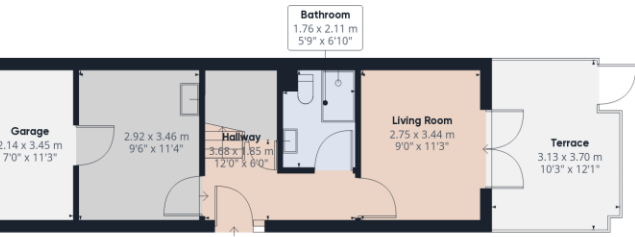


Leasehold Years remaining on lease; 980 years
 Leasehold Annual Service Charge Amount £3316.02
 Annual Berth charge - £434.83
 Leasehold Ground Rent Amount, £1.20

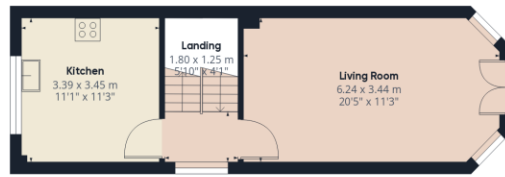
TERRACE 10' 3" x 12' 1" (3.13m x 3.70m) East facing with views of River Itchen and Southampton Water.



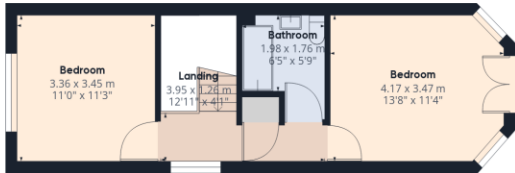




Ground Floor



Floor 1



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

