



## 2 bed apartment to buy in SO14

Oceana Boulevard, Orchard Place,  
Southampton, Hampshire, SO14 3HW

**£140,000** Starting Bid

 x 2  x 2  x 1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ For sale by online auction T&C
- ✓ Two Bedrooms
- ✓ Electric Heating
- ✓ Private Balcony
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: B
- ✓ Heating supply: Electric

## Description

On this spacious and modern city centre Apartment is in the sought after and prestigious development of Oceana Boulevard, which is situated in the city centre next to Queen's park .This fantastic apartment is ideally situated for easy access to Southampton City Centre with its comprehensive range of amenities with numerous bars, restaurants and shopping facilities including West Quay shopping complex. The Apartment also boasts parking, a 21ft Lounge/diner with balcony, modern kitchen, Bathroom, with new flooring fitted June 2022. Two double bedrooms with the Master benefitting from having an en-suite shower room, again the en-suite benefits from Flooring fitted in June 2022 along with a new shower screen. The property also has an updated Boiler fitted.

### INTERNALLY:

A light and airy hallway leads through the centre of the apartment with doors to all rooms. The lounge/diner is to the rear of the property and has feature double-glazed windows and French doors that lead out to the balcony which has views across the communal Gardens. The kitchen is fitted with a modern gloss white base and eye level units with a complimentary dark granite effect worktops and up stands and inset stainless steel sink. There is a fitted stainless steel electric oven, gas hob and splash back with an extractor over and spaces for washing machine, dishwasher and tall fridge freezer. The master bedroom has two double glazed windows to the rear aspect and a door that leads out onto the balcony, A door leads into the en-suite, which has been fitted with a modern three piece suite comprising of a double walk in shower unit with chrome mixer bar shower, Gloss white vanity unit with storage cupboard and inset sink and a low level W/C. The second bedroom is a good sized double and has a double-glazed window overlooking the communal gardens, the bathroom is opposite this and offers a modern three piece suite.

### EXTERNALLY:

The apartment benefits from communal green areas as well as allocated parking

### LOCATION:

Situated in the city centre, this property offers easy access to the popular shopping area West Quay, the city centre and the historic city walls. There is a range of public transport on offer including rail travel from Southampton Central Station. The M3 can be accessed through Winchester Road and Bassett Avenue and junction 3 of the M27 can be accessed via Millbrook Road, leading onto the M271 or junction 5 via the A335. Southampton is an historic port city on England's south coast which offers a range of shopping and leisure facilities including Ocean Village, West Quay, the Cultural Quarter, Mayflower Theatre, the Civic Centre and Titanic Museum.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 138

Annual Ground Rent Amount: £250.00

Annual Service Charge Amount: £2,960.00

Price: Starting Bid £140,000

Property Type: Apartment

Parking: Allocated

Heating: Electric

## Hallway

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## Lounge/Diner

6.63m x 3.45m (21'9" x 11'3")

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## Kitchen

2.74m x 2.13m (8'11" x 6'11")

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## Bedroom 1

4.60m x 2.67m (15'1" x 8'9")

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## En-Suite Bathroom

2.44m x 1.37m (8'0" x 4'5")

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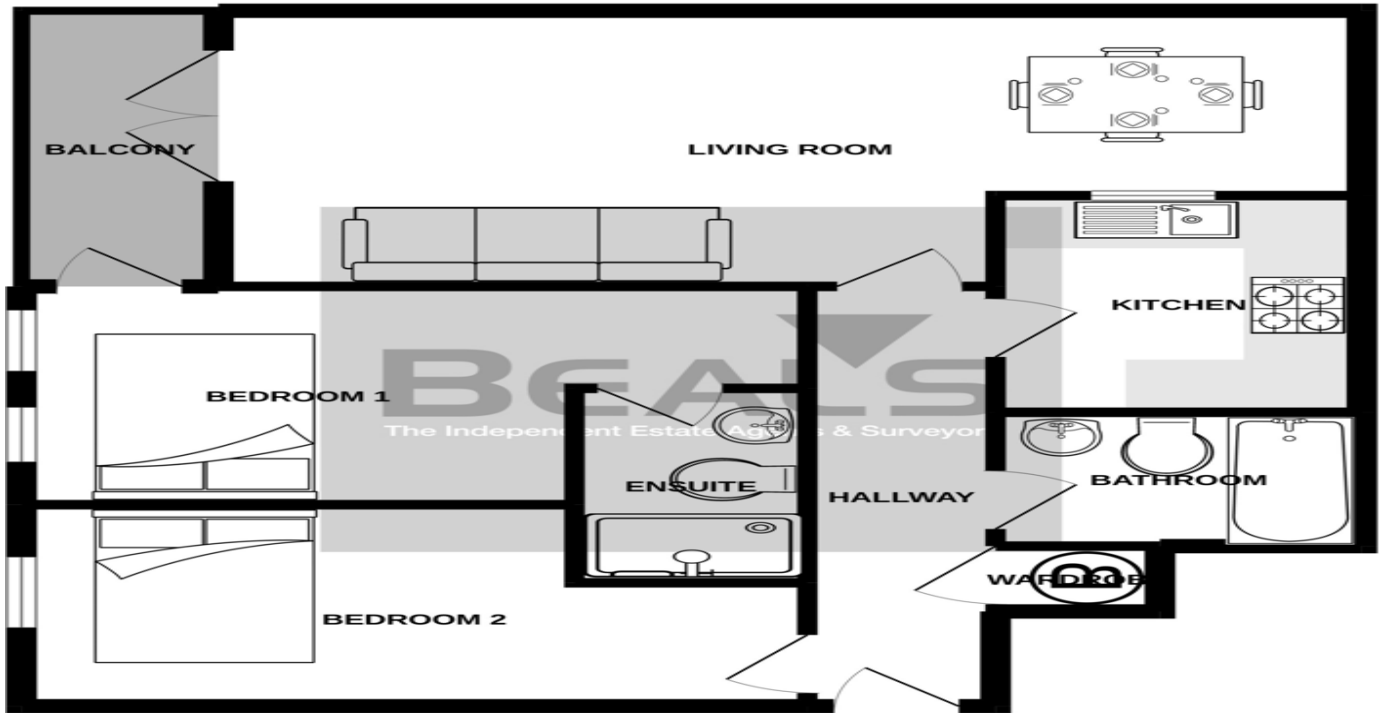
## Bedroom 2

2.13m x 1.68m (6'11" x 5'6")

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## Bathroom

3.12m x 2.51m (10'2" x 8'2")



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>		82	86
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Oceana Boulevard, Orchard Place, Southampton, Hampshire, SO14 3HW

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