

Calshot Court - £725,000

Stanford  
Est 2005



# 10 Calshot Court, Ocean Village, SOUTHAMPTON, Hampshire, SO14 3GR

Asking Price **£725,000**

Stanford Estate Agents are delighted to present this absolutely stunning three bedroom town house with three en suites in affluent Ocean Village. The property is immaculate throughout & boasts a 34ft x 19ft lounge/kitchen/dining room with a balcony, 10 meter mooring, garden, garage & driveway parking.

## INTRODUCTION:

Calshot Court is situated in the heart of Ocean Village & has the luxury of an array of amenities on its doorstep. Some of which include: Brasseries, Harbour lights cinema, bars, outstanding public walks, convenience stores, an impeccable five star Harbour Hotel with a roof top cocktail bar & is just 0.9 miles from a vibrant Southampton City Centre.

## ENTRANCE HALL:

Smooth plaster ceiling, tiled floor, stairs to first floor landing, under stairs storage cupboard, internal door providing direct access to the garage, radiator.

## BEDROOM 3/FAMILY ROOM: (15'0" x 12'7")

Smooth plaster ceiling, double glazed bi-folding doors to rear aspect leading out to the rear garden, tiled floor, inset down lighting.

## EN SUITE:

Smooth plaster ceiling, inset down lighting, fully tiled walls, tiled floor, fully tiled shower, low level WC, wash hand basin, heated towel rail.

## FIRST FLOOR LANDING:

Smooth plaster ceiling, radiator, stairs to second floor landing.

## LOUNGE/KITCHEN/DINING ROOM: (34'9" x 15'1")

Smooth plaster ceiling, double glazed window to front aspect, double glazed sliding patio door to rear aspect leading to the balcony, inset down lighting, three radiators, television point, a range of wall mounted & base level units, roll top work surfaces, sink & drainer with mixer tap above, built in electric induction hob with extractor hood above, built in double electric oven, two wine chillers, built in fridge, built in freezer, built in dishwasher.

## CLOAKROOM:

Smooth plaster ceiling, inset down lighting, obscure double glazed window to front aspect, radiator, low level WC, wash hand basin.

## SECOND FLOOR LANDING:

Coved & smooth plaster ceiling, loft hatch, airing cupboard.

## BEDROOM 1: (15'0" x 14'2")

Smooth plaster ceiling, double glazed window to rear aspect, inset down lighting, television point, radiator.

## EN SUITE: (8'4" x 6'6")

Smooth plaster ceiling, inset down lighting, extractor fan, panel enclosed bath with shower above, low level WC, wash hand basin, heated towel rail, fully tiled walls tiled floor.

## BEDROOM 2: (13'2" x 8'4")

Smooth plaster ceiling, double glazed window to front aspect, radiator, inset down lighting.

## EN SUITE:

Smooth plaster ceiling, inset down lighting, extractor fan, obscure double glazed window to front aspect, heated towel rail, fully tiled walls, tiled floor, fully tiled shower, low level WC, wash hand basin.

## FRONT GARDEN:

Paved driveway providing off road parking for two cars.

## GARAGE:

Single garage with an up & over door with power & light. There is also plumbing for a washing machine.

## REAR GARDEN:

Secluded & low maintenance rear garden that is block paved with views overlooking the river Itchen.

## MOORING:

The 10m mooring is located within a short walk through the stunning Ocean Village Marina.

## LEASE INFORMATION:

The seller has provided the following lease information, however, this information should be clarified by a conveyancer/legal advisor before completing a purchase.

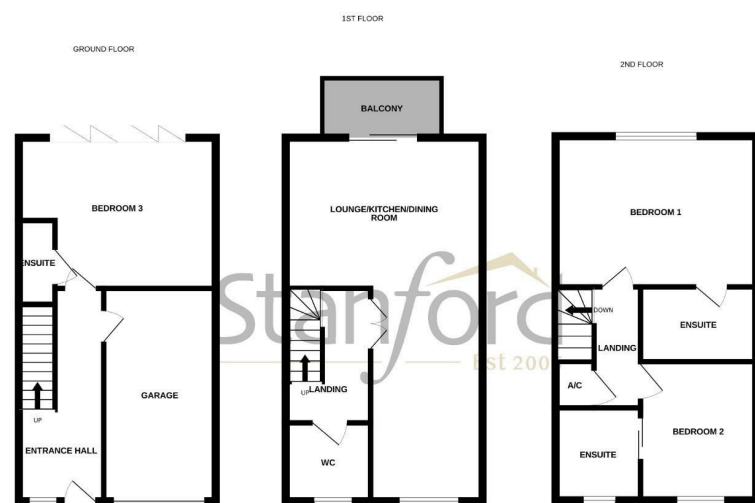
Years Remaining On The Lease: 964 Years

Service/Estate Charge: £3,000 Per Annum

## OTHER INFORMATION:

LOCAL COUNCIL: Southampton City Council

COUNCIL TAX BAND: Band F



Whilst every attempt has been made to ensure the accuracy of the floorplans 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 is given to their operability or efficiency can be given. Made with Streptax iC002



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Stanfords nor any of its employees or agents has the authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on your mortgage or other loans secured on it. Written quotation are available on

