Sapphire Court - £140,000

Stanford
Est 2005









Flat 95 Sapphire Court, Ocean Way, SOUTHAMPTON, Hampshire, SO14 3JY

Offers In Excess Of £140,000

Stanford Estate Agents present this fabulous, fourth floor one bedroom luxury apartment located in the popular Splash Development in Ocean Village, just a short walk from all the bars and restaurants. Boasting a 14ft sitting room, private balcony, 11ft master bedroom with built in wardrobes.

Communal Entrance:
Entry to the building is via secure video telephone entry, with stairs and lift to all floors.

Entrance \hall:
Door to front aspect, fitted carpet, central heating thermostat, telephone point, video telephone entry system, skimmed ceiling with mains powered smoke alarm, wood veneered doors to all rooms, large storage cupboard and door to the electric boiler cupboard.

Sitting/Dining Room: (14'6" x 13"0) Max
Double glazed window to a southerly aspect and a double glazed tilt and turn door leading to a private balcony, fitted carpet, double and single radiators, telephone, television and satellite points and a skimmed ceiling with extractor fan.

Private Balcony:
The apartment benefits from an undercover private balcony with a southerly aspect and enjoying views towards Southampton water and Ocean Terminal, the home of some of the worlds most famous cruise ships. Laid to patio and gravel and enclosed by metal rails and glazing.

Kitchen: (11'0 x 7'0)
Fitted with a modern matching range of wall and base level units rolled edged worktops and matching splashbacks, built in electric oven, four ring ceramic hob with extractor fan over, built in fridge/freezer and washing machine. Stainless steel sink and drainer, vinyl flooring, skimmed ceiling with extractor fan and a mains powered heat alarm. Open to the sitting room/dining room.

Bedroom: (11'0 x 10'5")
Double glazed tilt and turn window to a southerly aspect with views towards Ocean Terminal, fitted carpet, single radiator, built in double wardrobe with hanging and shelving space and sliding doors, television point and a skimmed ceiling with extractor fan.

Bathroom: (7'0 x 6'6")
Fitted with a matching three piece suite comprising panel enclosed bath with stainless steel mixer tap and shower connection, glazed shower screen, low level WC, pedestal wash hand basin, radiator, vinyl flooring, fitted mirror, shaver point and light and a skimmed ceiling with extractor fan.

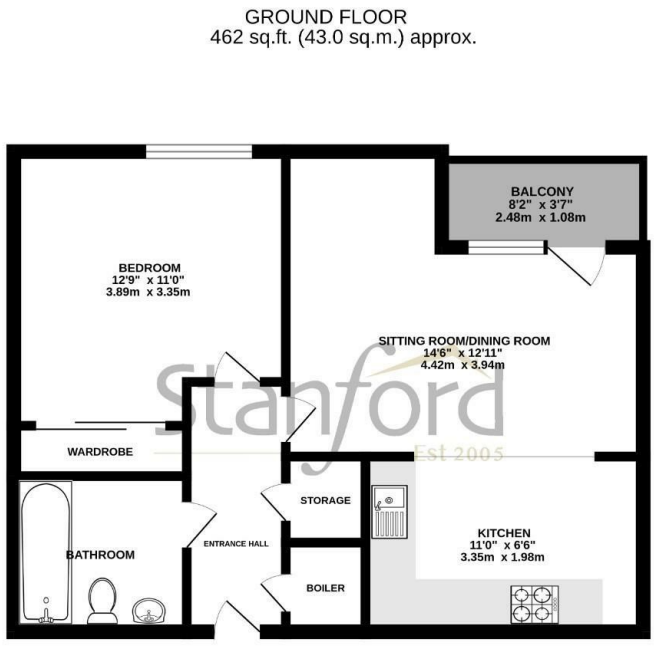
Other Information:
Local Council: Southampton City Council

Council Tax Band: C
Sellers Position: No Forward Chain

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

Lease Remaining- 160 + Years
Ground Rent £250 per annum
Service Charge £1600 per annum

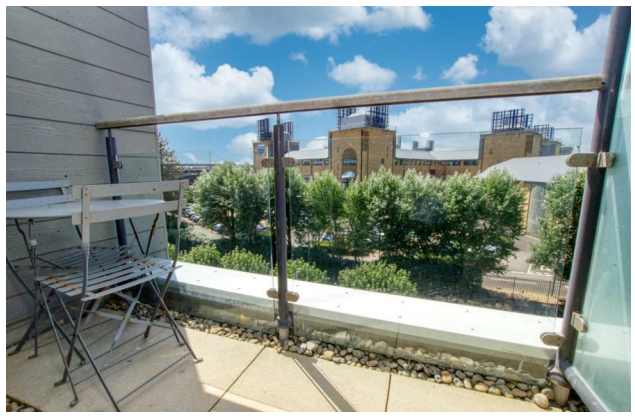
Anti-Money Laundering (AML) Compliance
In accordance with the Money Laundering Regulations 2017, Stanford Estate Agents is legally required to carry out Anti-Money Laundering (AML) checks on all property buyers and sellers.
Buyers: Following acceptance of an offer on a property marketed by Stanford Estate Agents, an AML verification check will be required. A fee of £40 + VAT per applicant applies. Sellers: Upon instructing Stanford Estate Agents to market your property, an AML verification check will be required. A fee of £40 + VAT per property owner applies.



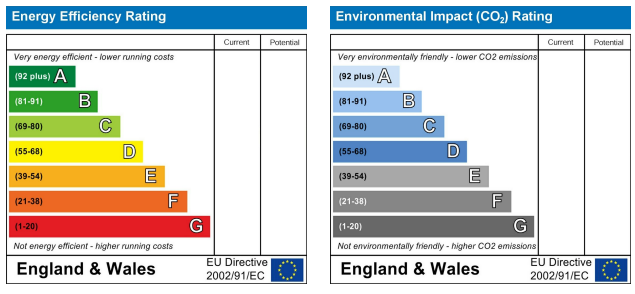












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