



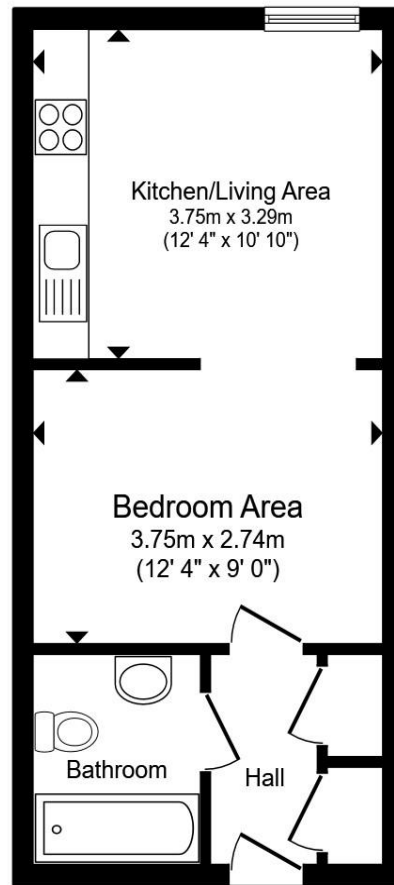
**Oceana Boulevard, Lower Canal Walk, Southampton SO14 3JG**

**welcome to**

**Oceana Boulevard, Lower Canal Walk, Southampton**

A modern and well-presented studio apartment in the sought-after Oceana Boulevard development, ideally located in Ocean Village close to the marina, city centre, and local amenities. Perfect for first-time buyers or investors. Call us to view today!





## Ground Floor

Total floor area 31.2 m<sup>2</sup> (336 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**Hall**

**Bathroom**

**Bedroom Area**

12' 4" x 9' ( 3.76m x 2.74m )

**Kitchen/Living Area**

12' 4" x 10' 10" ( 3.76m x 3.30m )

welcome to

## Oceana Boulevard, Lower Canal Walk, Southampton

- Studio Apartment
- Popular Oceana Boulevard Development
- Prime Ocean Village Location
- Open-Plan Living Accommodation
- Ideal First-Time Buy or Investment Opportunity

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: £2790.64

Ground Rent: £250.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £90,000



Please note the marker reflects the  
postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/SOU118247](https://fox-and-sons.co.uk/Property/SOU118247)



Property Ref:  
SOU118247 - 0004

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