

# HUNTERS®

HERE TO GET *you* THERE



## Canon Place

Southampton, SO19 6AG

Asking Price £200,000



- Top Floor Apartment
- Gated Allocated Parking
- Two Large Balconies
- Eco Heating Solar Panels
- Close To Shops & Amenities

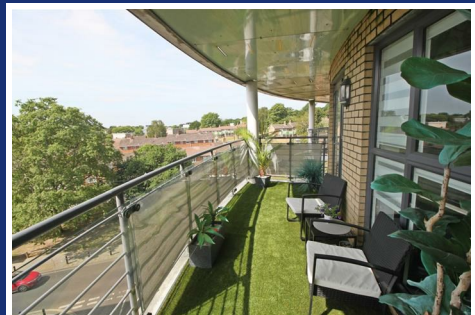
- Two Double Bedrooms
- Open Plan Living Space
- Refurbished Throughout
- Bike Storage Area

Tel: 023 8045 8054

# Canon Place

Southampton, SO19 6AG

Asking Price £200,000



Hunters are delighted to bring to the market this spacious top floor apartment ideal for first time buyer's or investment opportunity with easy access to shops & amenities. The property has been refurbished by the current owners with space comprising two double bedrooms with large sit out balcony from master bedroom, modern bathroom, open plan kitchen living room with further sit out balcony. Further features include a gated allocated parking space and bike storage area.

## Communal Areas

Gated allocated parking space and bike storage area.

## Communal Entrance

Intercom video entry system, stairs to all floors.

## Entrance Hall

Laminate flooring, double cupboard housing boiler unit, electric radiator, door to:

## Open Plan Living Space

23'7" narrowing 20'4" (7.19m narrowing 6.20m)

Kitchen: modern range of base and eye level units and drawers with quartz worktops, inset sink with swan neck mixer taps, integrated dishwasher and washing machine, built in oven with induction hob and extractor over, space for American fridge freezer, laminate flooring, double glazed window to front aspect.

Living Area: continuation of laminate flooring, double electric radiator, TV point, double glazed window to front aspect with double glazed door to large sit out balcony with artificial grass, metal balustrade. wall lights.

## Master Bedroom

18'4 x 9'10 narrowing (5.59m x 3.00m narrowing)

Double glazed window and door to the 2nd sit out balcony with timber flooring and metal balustrade wall light, fitted carpet, electric radiator.

## Bedroom Two

15'1 x 11'4 narrowing (4.60m x 3.45m narrowing)

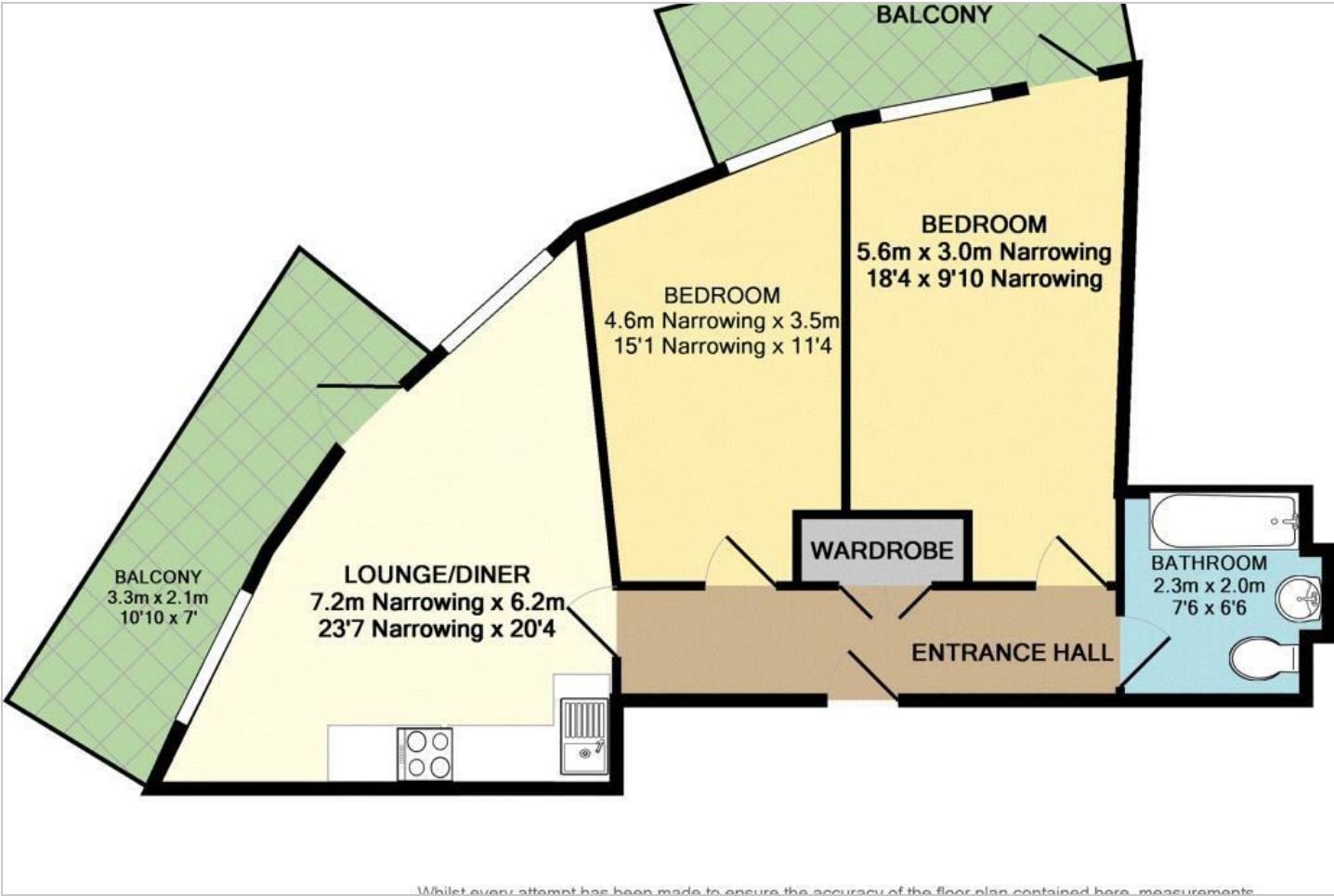
Double glazed window to front aspect, radiator.

## Bathroom

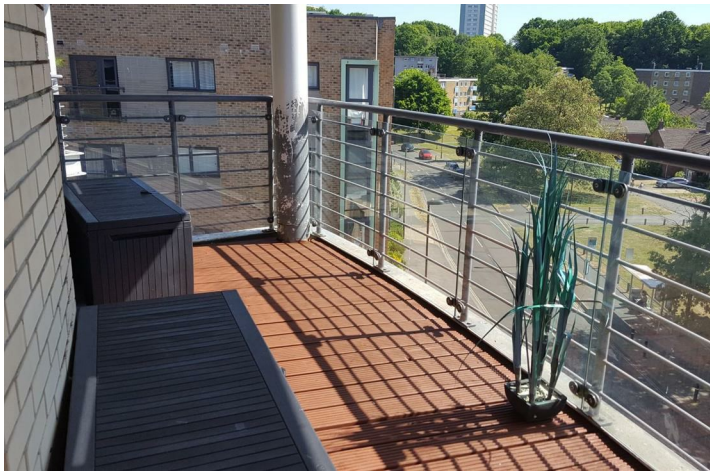
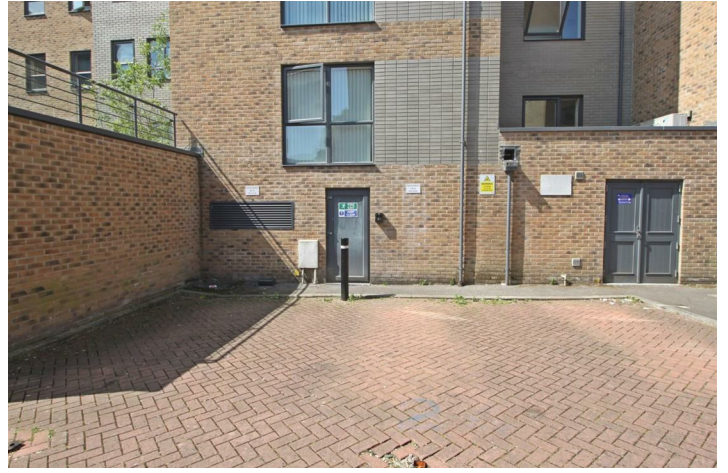
Fitted with a three piece white suite comprising, bath with shower over, wash hand basin and low level WC, tiling to principle areas, radiator.



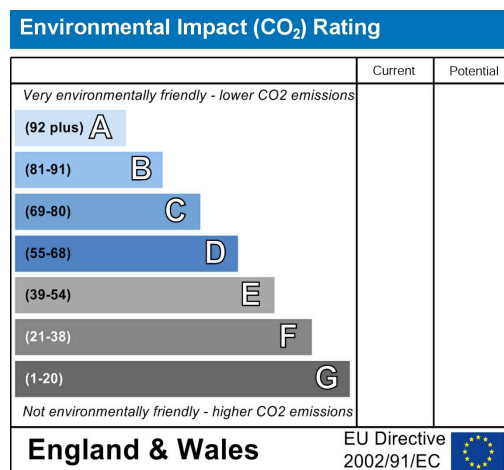
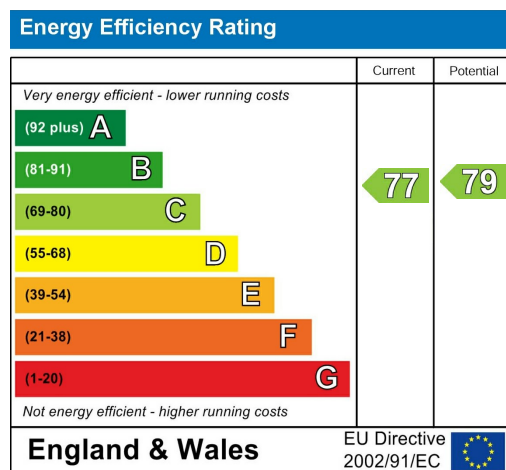
Floorplan







## Energy Efficiency Graph

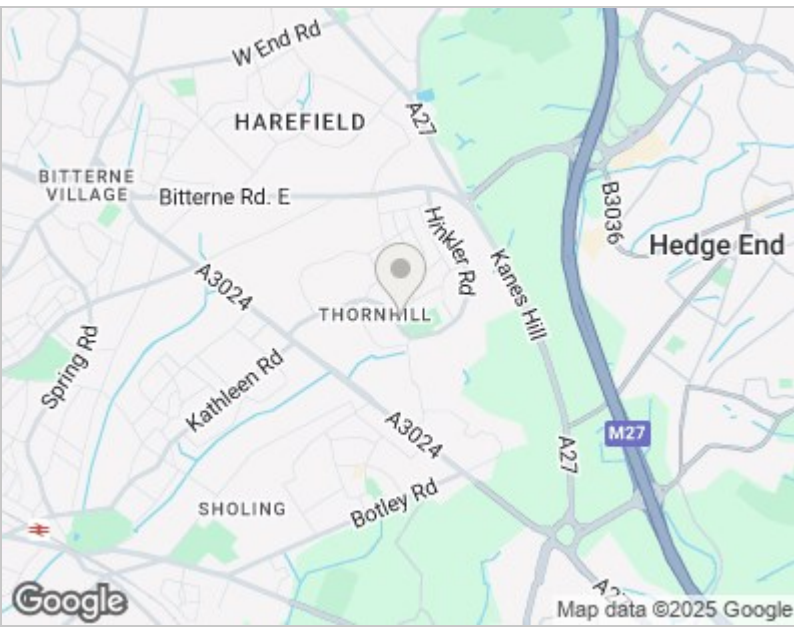


## Viewing

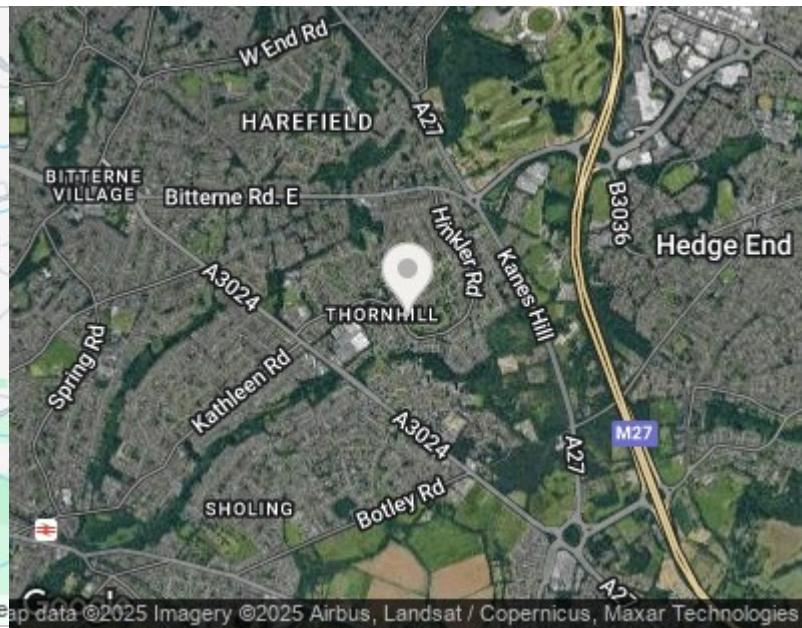
Please contact our Hunters Netley Abbey Office on 023 8045 8054 if you wish to arrange a viewing appointment for this property or require further information.



Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

17 Victoria Road, Netley Abbey, Southampton, SO31 5DG  
Tel: 023 8045 8054 Email: [netleyabbey@hunters.com](mailto:netleyabbey@hunters.com)  
<https://www.hunters.com>

