



**16 CANUTE APARTMENTS**

SOUTHAMPTON  
Hampshire, SO14 3FT

£950 PCM

[goadsby.com](https://goadsby.com)

# ONE DOUBLE BEDROOM FIRST FLOOR APARTMENT WITH BALCONY VERY CLOSE TO OCEAN VILLAGE.

- One bedroom apartment
- Unfurnished
- Adjacent to Ocean Village
- L-Shaped balcony
- EPC Rating- Band C

Energy Efficiency Rating		
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
78 78		

Reference: 910372

**Deposit Amount:** £1,096

**Council Tax:** Band B

**Furnishing:** Unfurnished

**Heating Type:** Electric panel heater

**Parking:** No parking

**Utilities:**

Mains Supply Electricity  
Mains Supply Water - metered

**Drainage:** Mains Supply Drainage

**Broadband:** Refer to Ofcom website  
[www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

**Mobile Signal:** Refer to Ofcom website  
[www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

**Flood Risk:** For more information refer to  
[gov.uk](http://gov.uk), check long term flood risk  
[www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)



Modern one double bedroom first floor apartment.

The apartment block benefits from a lift to all floors and a communal roof terrace.

Upon entering the property, the hallway leads to a spacious open plan living area and modern fitted kitchen, with a large window letting in plenty of light and access to a private balcony. There is a good sized double bedroom which also has access to the balcony area. The bathroom is a contemporary, three piece suite with a shower over the bath.

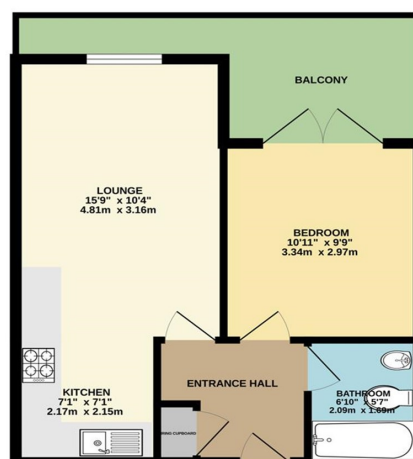
With great access to Southampton Marina, as well as the city centre, this property would be ideal for a professional city workers.

Regrettably, there is no parking with the property.

Please note, the marketing photos are of a similar property in the block and are for representation purposes only. 16 Canute Apartments is finished to a similar standard.

For further information and to book in a viewing, call Goadsby Estate Agents in Southampton.

FIRST FLOOR



This Floor Plan is for guidance only and is NOT to SCALE.  
Mark with Manager 12/23

## PLEASE NOTE:

Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

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