



HUNTERS[®]
HERE TO GET *you* THERE

3 2 1

HUNTERS[®]

Charter House, Canute Road, SO14

Offers In Excess Of £219,000

HUNTERS[®]
HERE TO GET *you* THERE

Due to the size of the apartment, location and being EWS1 (BI) certified we do expect a lot of interest and would suggest a viewing at the earliest.

This bright and spacious fifth floor apartment offers three double bedrooms, floor to ceiling panoramic windows, impressively sized kitchen/dining area, two bathrooms, ample storage and an allocated underground parking space. All bedrooms are generous in size, have fitted wardrobes and the master bedroom benefits from an ensuite shower room. The apartment also includes a tiled four-piece bathroom suite, secure telephone entry system and central heating.

The block includes well-managed communal grounds, lift access to all floors and to the basement car parking area.

This apartment presents both a very good investment opportunity or a superb family home.

Charter House was constructed in 2002 and is located 0.6 miles from a vibrant city centre. Canute Road enjoys the benefits of an array of amenities on its doorstep some of which include, Ocean Village Marina, General Stores, Hair Salons, Tapas Bar, Brasseries, Public House and an impeccable five-star Harbour Hotel with a roof top cocktail bar.

Lease: 102 Years Remaining Approx.

Service Charge: £4,900.00 PA Includes Building Insurance.

Ground Rent: £200.00 PA

Ground Rent Revision due: 1/1/2026 (We understand that the Ground Rent is due to increase to £300 on 1/1/2026).

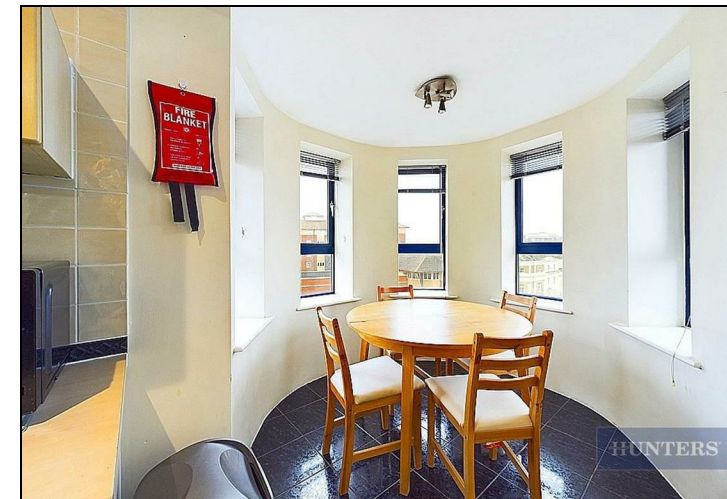
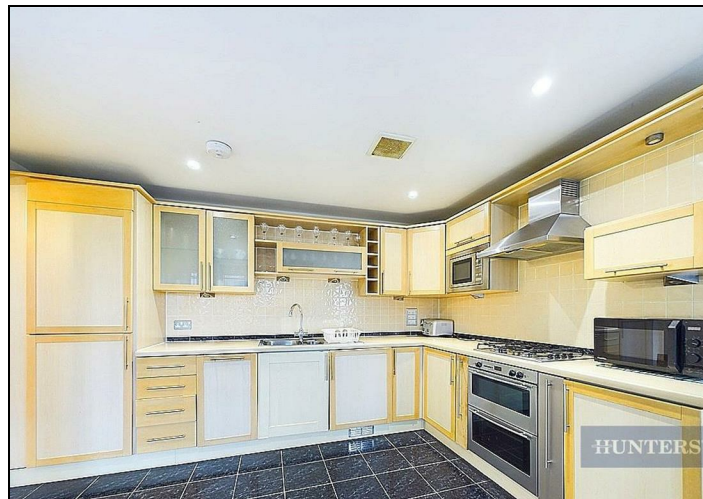
Council Tax Band: C

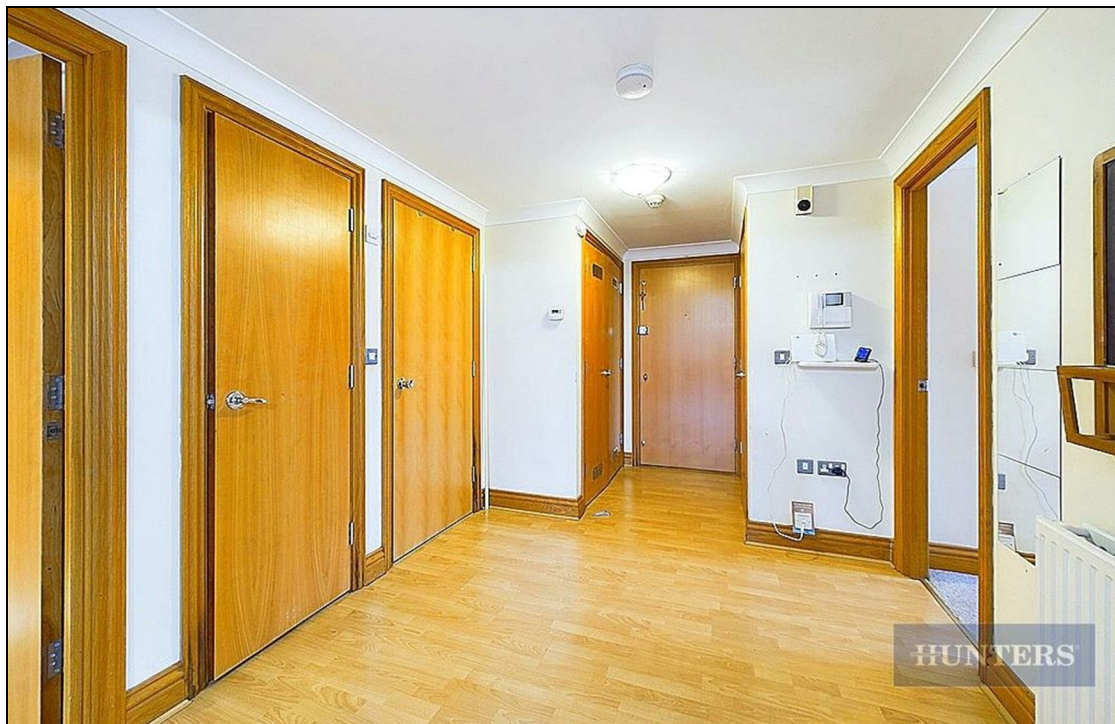
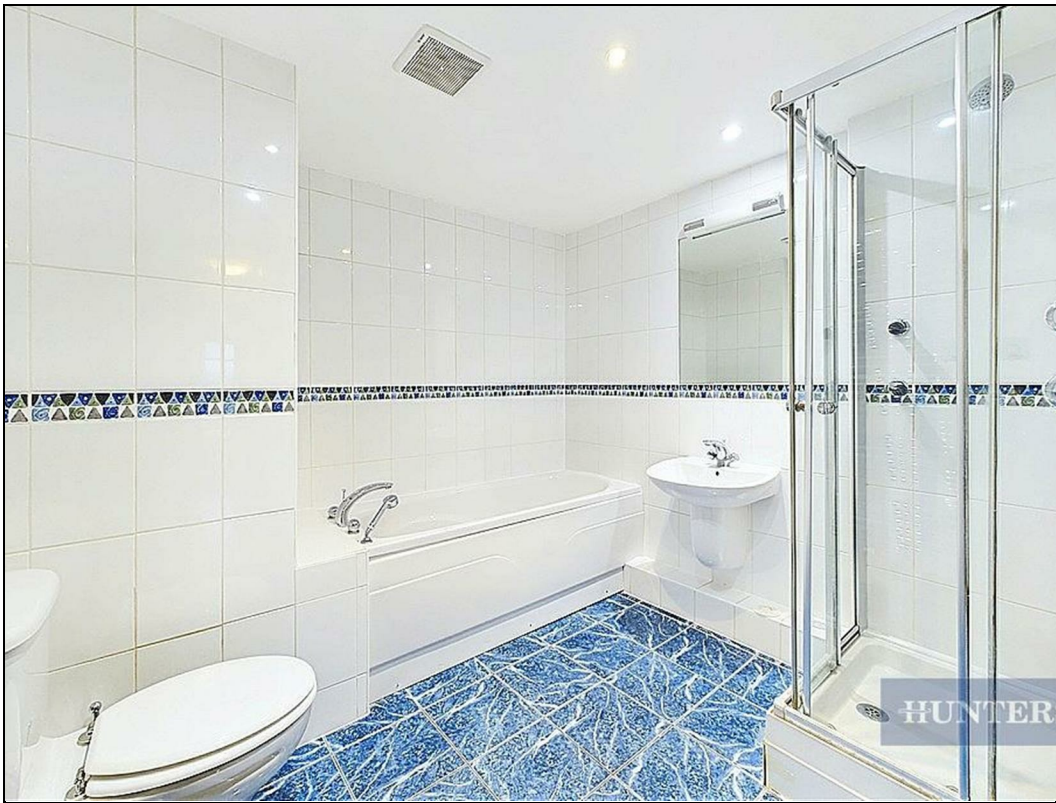
35 Bedford Place, Southampton, Hampshire, SO15 2DG | 02380 987720
southampton@hunters.com | www.hunters.com



KEY FEATURES

- Three Double Bedrooms
- Master Bedroom with Ensuite Bathroom
- Reception Room - 19'9" X 8'7" approx
 - Kitchen - 13" X 10.3" approx
 - Floor to Ceiling Windows
 - Family Bathroom
 - Ample Storage
 - Underground Parking
 - No Onward Chain
 - Superb Location







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

35 Bedford Place, Southampton, Hampshire, SO15 2DG | 02380 987720
southampton@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by Clegg Properties Ltd | Registered Address: Frenchfield, 23 Solent Avenue, Lymington, Hampshire, SO41 3SD | Registered Number: 6421594 England and Wales | VAT No: 188 0548 76 with the written consent of Hunters Franchising Limited.