



HUNTERS[®]
HERE TO GET *you* THERE

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Union Castle House 100 Canute Road, Southampton Per Calendar Month £1,800 Per Calendar Month



Occupying a highly desirable city centre location overlooking Queens Park, this Grade II listed, duplex apartment is moments away from Ocean Village, Oxford Street and a wide array of independent restaurants, bars, shops and amenities.

The accommodation comprises of a spacious living area with beautiful high ceilings, fireplace, and sash windows allowing plenty of light into the property. The property also benefits from elevated kitchen/diner equipped with modern appliances overlooking the living space great for spot of entertaining. The spectacular high ceilings follow right through the entirety of the apartment into the bedrooms. The master bedroom has a built-in wardrobe space and a sleek modern en suite. The other bedroom is very generously sized also equipped with double wardrobe and jack and jill bathroom with walk in shower. To top it off an amazing private roof terrace.

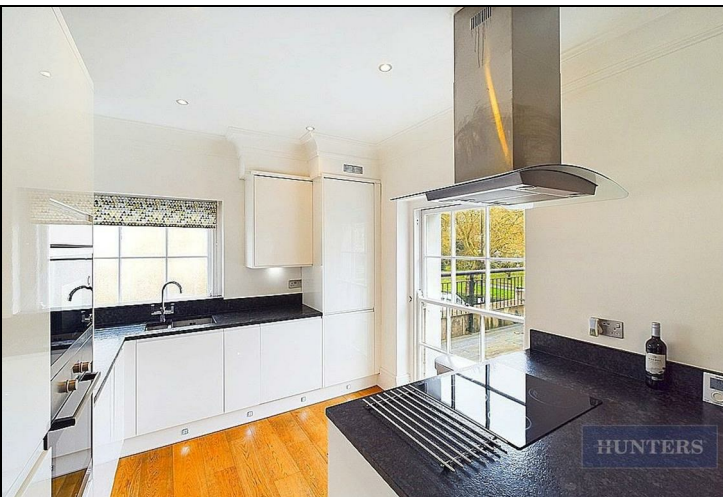
Final benefits include secure allocated parking space and super fast full fibre broadband.

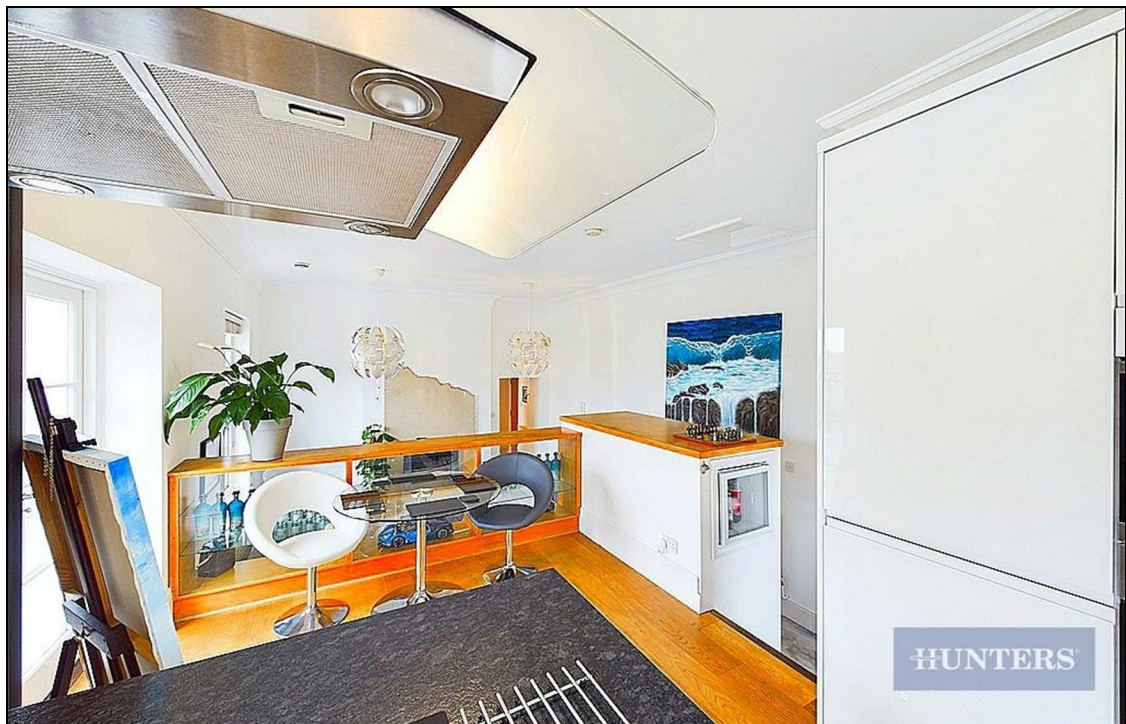
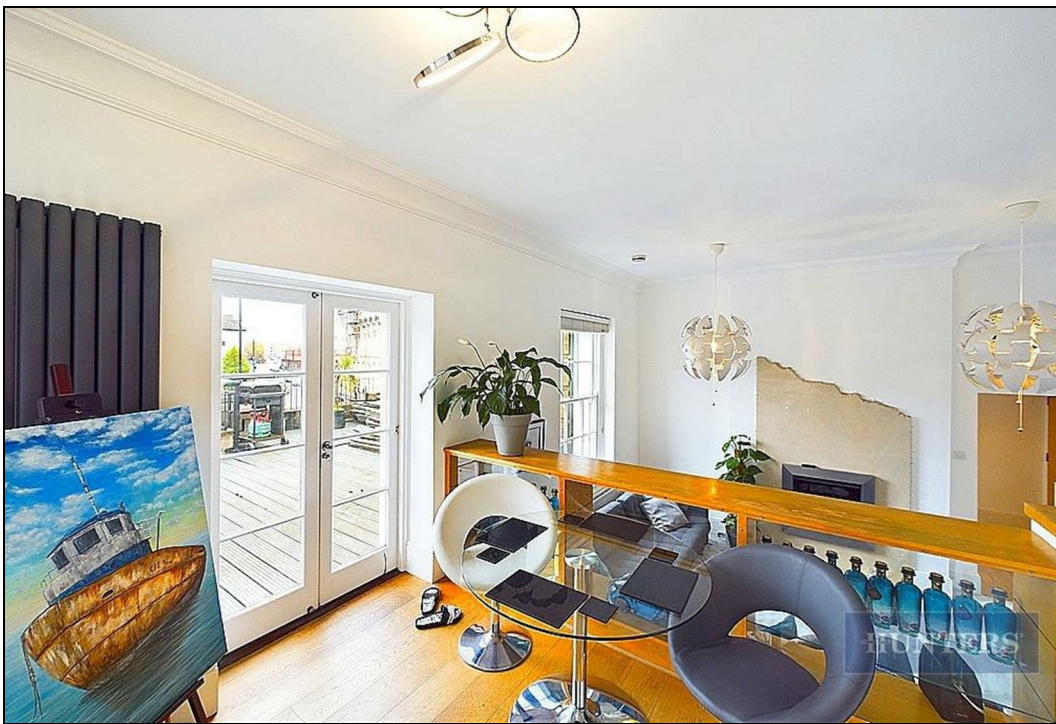
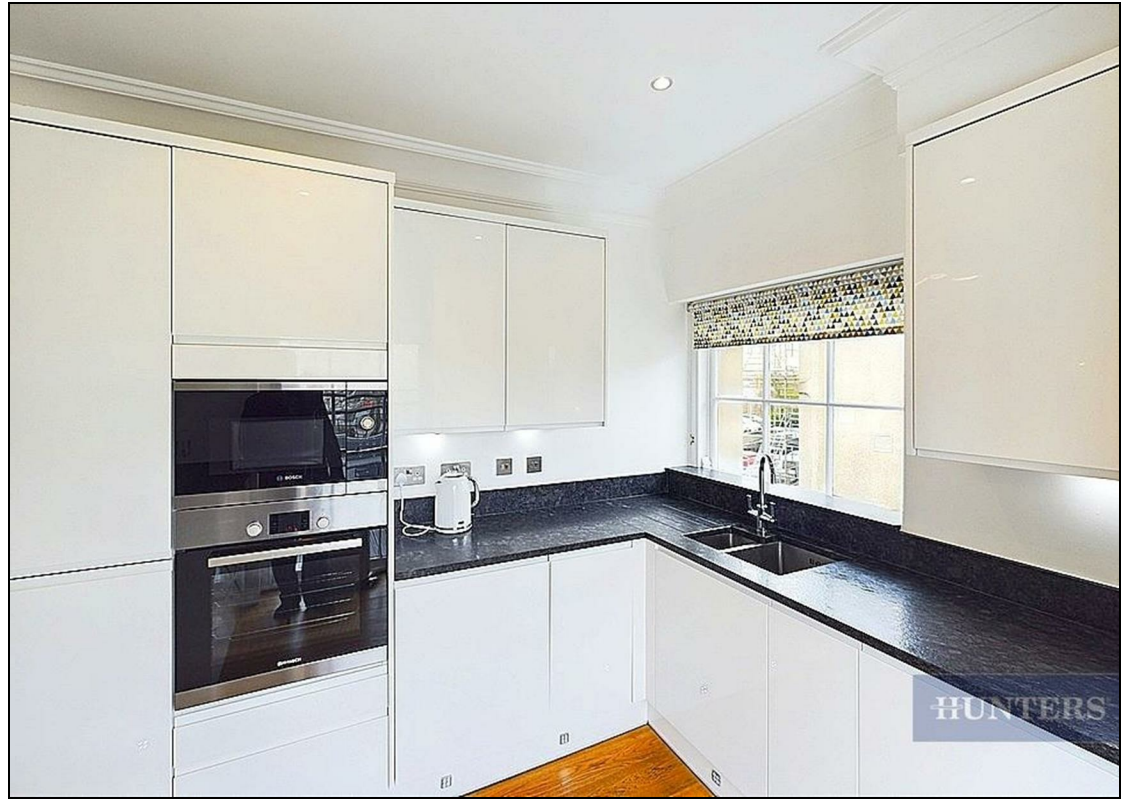
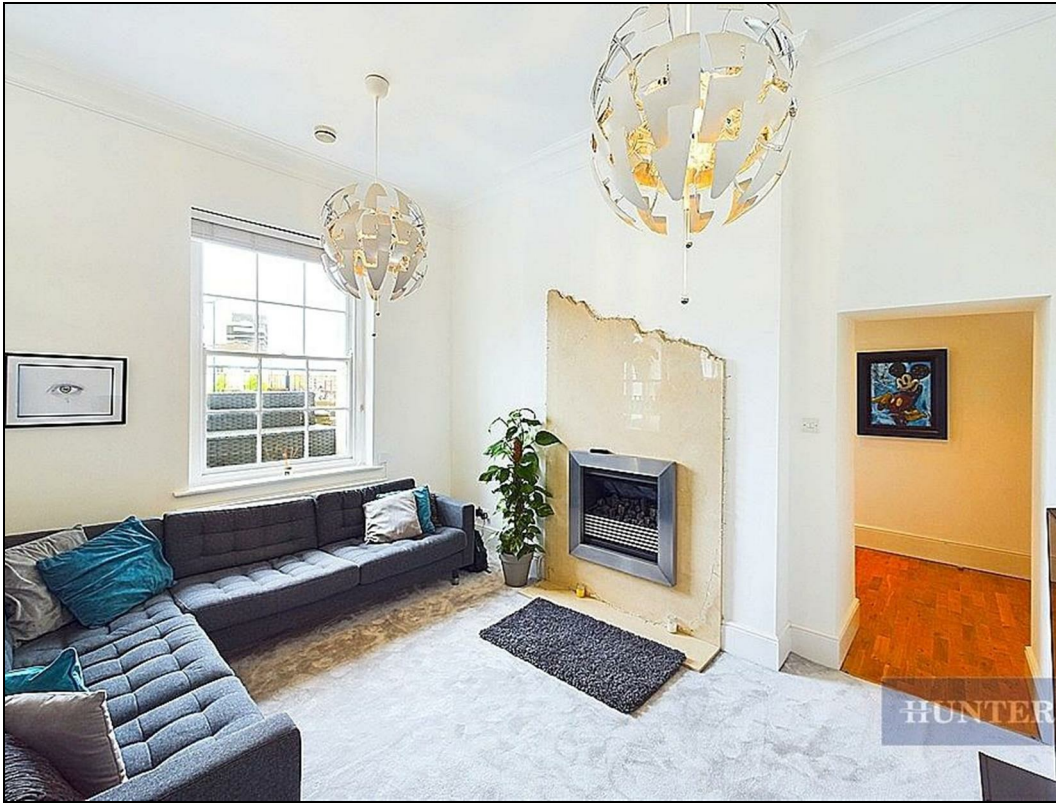
35 Bedford Place, Southampton, Hampshire, SO15 2DG | 02380 987720
southampton@hunters.com | www.hunters.com



KEY FEATURES

- High Ceilings
- Private Roof Terrace
- Gas Central Heatings
- Elevated Kitchen
- Stunning Parkviews
- Modern Fittings
- Secure Allocated Parking
- Super Fast Full Fibre Broadband Available
- Council Tax : D
- EPC : D







Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		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	

Energy Efficiency Rating: Current 58, Potential 65

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