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Canute Apt, Canute Rd, SO14

Offers In Excess Of £115,000



Just steps away from Ocean Village Marina is this well-presented one-bedroom apartment is situated on the basement level of a modern, purpose-built block. With no forward chain, it's an excellent opportunity for both first-time buyers and investors. A viewing is highly recommended to fully appreciate what this property on Canute Road has to offer.

Upon entering, you're greeted by two utility cupboards, leading to an open-plan kitchen and living area equipped with a built-in hob, oven, and ample storage. The lounge is a cosy space for relaxation, with both the lounge and bedroom offering access to a private courtyard. The bathroom features a contemporary three-piece suite.

Residents can also enjoy a communal rooftop terrace with distant water views. Ocean Village's vibrant array of restaurants and bars are within walking distance, offering an ideal blend of city living and coastal charm. Additional features include secure communal entry with an intercom system, double glazing, and electric heating.

For leisure, follow the historic Titanic trail, indulge in shopping in the bustling city centre, or unwind at the luxury Southampton Harbour Hotel just around the corner. Transport links are excellent with easy access to the M27 and M3, Southampton Central and Southampton Parkway railway stations for fast connections to London Waterloo and the New Forest. Southampton Airport is just 4.5 miles away, and the city's parks offer fantastic recreational spaces nearby.

Leasehold Years remaining on lease; 106 years approx.

Leasehold Annual Service Charge Amount £1,313 per annum approx.

Leasehold Ground Rent Amount: £150 Per annum (increasing every 25 years)

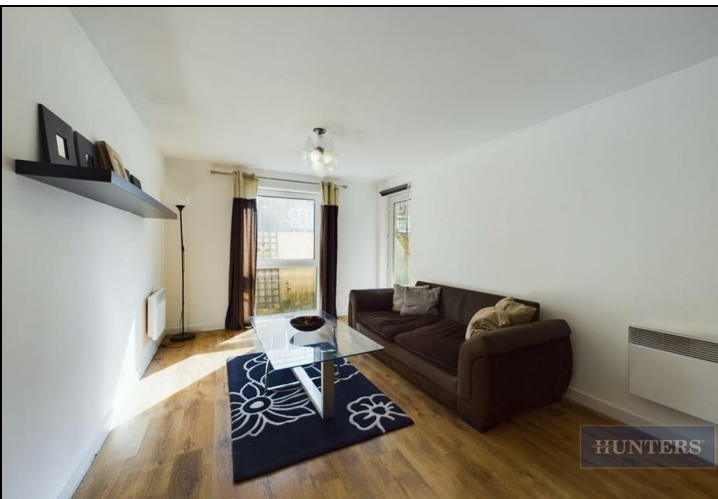
Council Tax Banding; B

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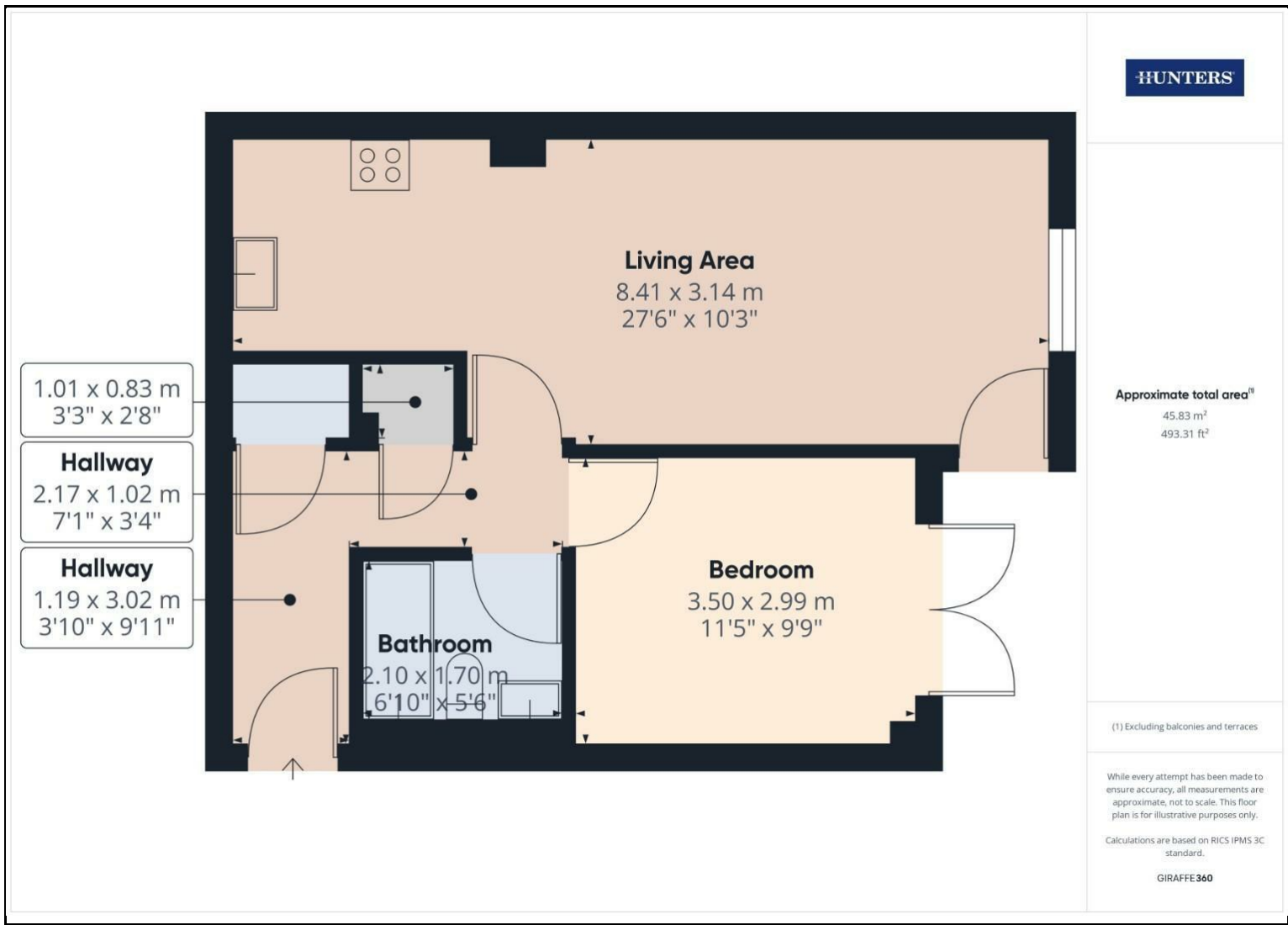


KEY FEATURES

- One Bedroom Flat
- Ideal for First Time Buyers or Investors
 - Ocean Village Location
 - No Onward Chain
- Direct Access to Communal Outside Space
 - Communal Roof Terrace
 - Electric Heating
 - Leasehold







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
		73	81
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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