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Union Castle House, Canute Road,  
Southampton, SO14  
Offers In Excess Of £350,000



\*\* 999 Years with Share of Freehold \*\*

This modern apartment with a large private terrace is located in Union Castle House, a Grade II listed building that was originally built in 1847 as a Customs House and is nestled between the City Centre and Ocean Village.

The current owner has recently renovated the apartment including a newly fitted kitchen within the last 12 months, decorated the apartment throughout and had new carpets fitted, making this home “move-in” ready.

The main space of the open plan living area benefits from a large sash window allowing a space which is flooded with natural light. The kitchen is located on a mezzanine level and offers an area for dining, the modern kitchen is fully fitted with integrated appliances. Located under the kitchen/diner is storage space covering the same width. From the dining area is where the large private terrace can be accessed, providing views across to Queens Park and iconic buildings of Southampton.

Both bedrooms are doubles, master with en suite and the second bedroom benefiting from a Jack and Jill style. This property also benefits from a gated allocated parking space, three visitor parking spaces and a bike store.

Lease : 999 Years with Share of Freehold

Service Charge is £1909 every 6 months or £3820 per annum.

Ground rent: £1 p.a. / Peppercorn

Council Tax Banding: D

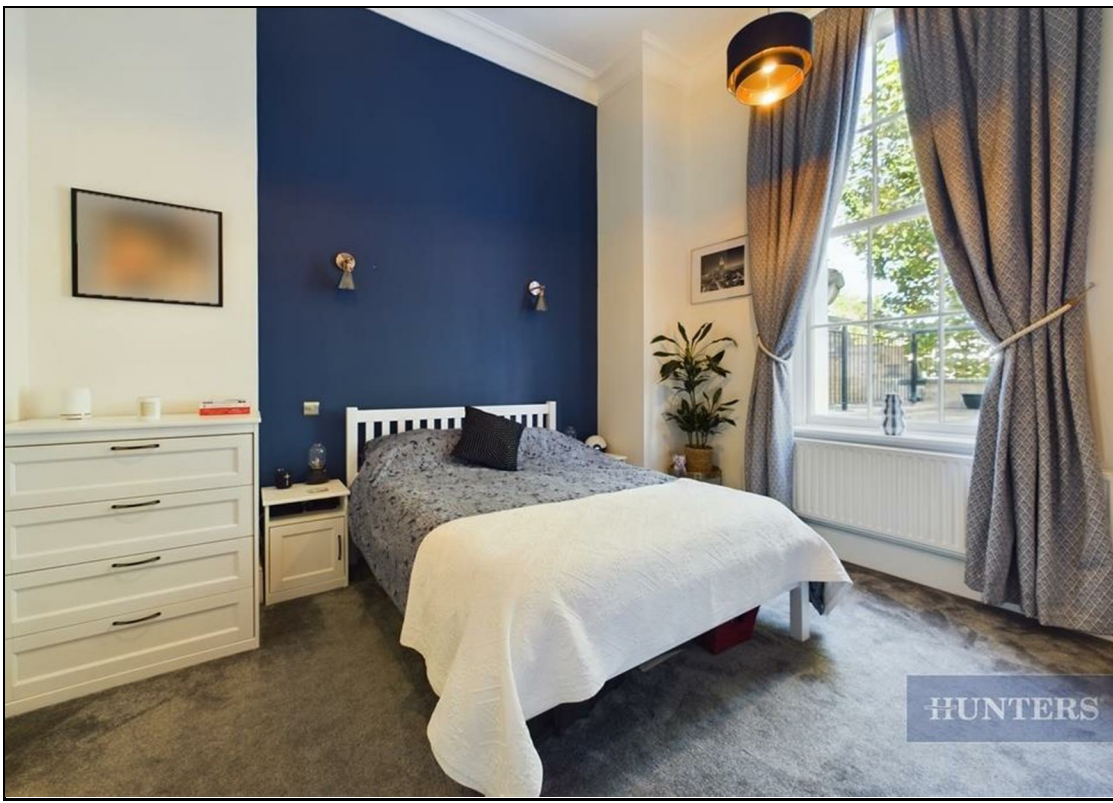


## KEY FEATURES

- Two Double Bedrooms Apartment
- Refurbished To A High Standard
  - Private Roof Terrace
  - Mezzanine Style Kitchen/Diner
  - Character Features
- Share of Freehold with 999 Lease
  - Grade II Listed Apartment
  - Gated Allocated Parking
  - Visitors Parking
- Walking Distance To Ocean Village & Oxford Street









Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>73</b>		<b>79</b>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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