



HUNTERS®
HERE TO GET *you* THERE



Charter House, Canute Road, Southampton

Offers In Excess Of £170,000



****EWS1 CERTIFICATE IN PLACE CONFIRMING NO REMEDIATION WORKS ARE REQUIRED ON THE BUILDING****

This beautifully presented ground-floor apartment is offered for sale with no forward chain, making it an ideal opportunity for first-time buyers or investors alike. Perfectly positioned just 0.5 miles from the vibrant city centre and within walking distance of Ocean Village Marina, this home combines modern living with convenience.

As you step inside, you're welcomed by a generously sized entrance hall, complete with practical utility cupboards for additional storage. The heart of the home is the bright and airy open-plan lounge and dining area, where south-facing windows and doors flood the space with natural light, creating a warm and inviting atmosphere. The sleek modern kitchen features stylish black-finish cabinetry and comes fully equipped with a built-in dishwasher, oven, and hob. Retreat to the expansive bedroom, an impressive 16.52m² in size, complete with built-in wardrobes for optimal storage. The recently refurbished bathroom has been finished to a high standard, adding a touch of luxury to your daily routine.

Charter House, established in 2001, is ideally situated close to everything the city has to offer, including trendy cafés, restaurants, hair salons, local convenience stores, and entertainment spots. Within a mile radius, you'll have the perfect balance of city life and waterfront relaxation.

Tenure Type; Leasehold

Leasehold Years remaining on lease; 101 years (125 years from January 1st 2001)

Leasehold Annual Service Charge Amount £3,125.58

Leasehold Ground Rent Amount, £100 for the first 25 years of the term increasing by an additional £100 on each successive 25th anniversary of the commencement of the term

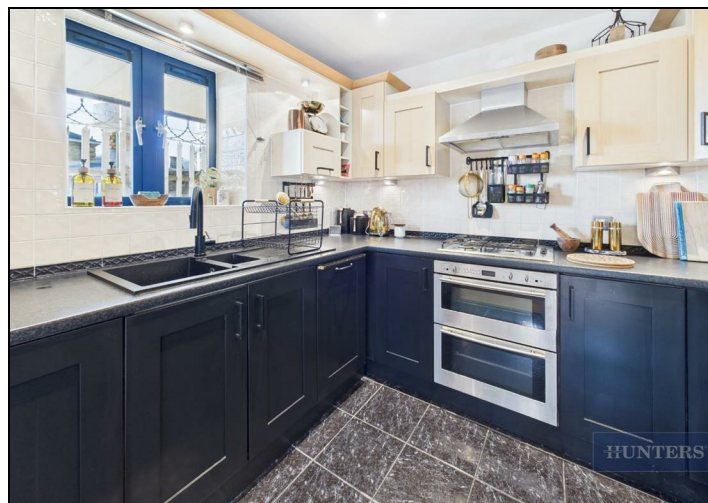
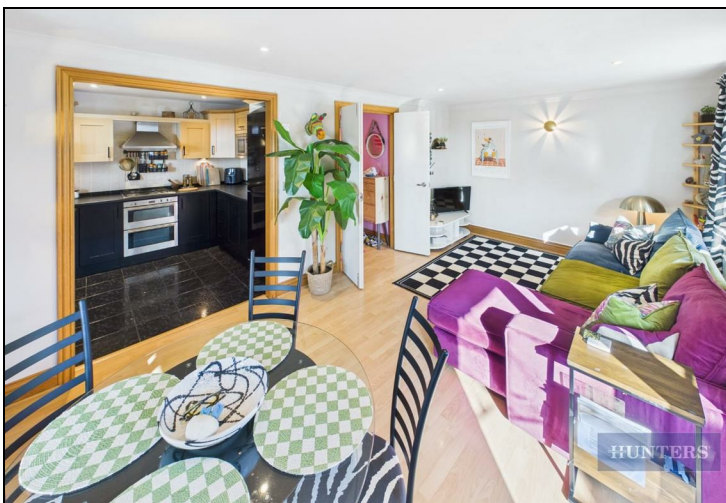
Council Tax Banding; B

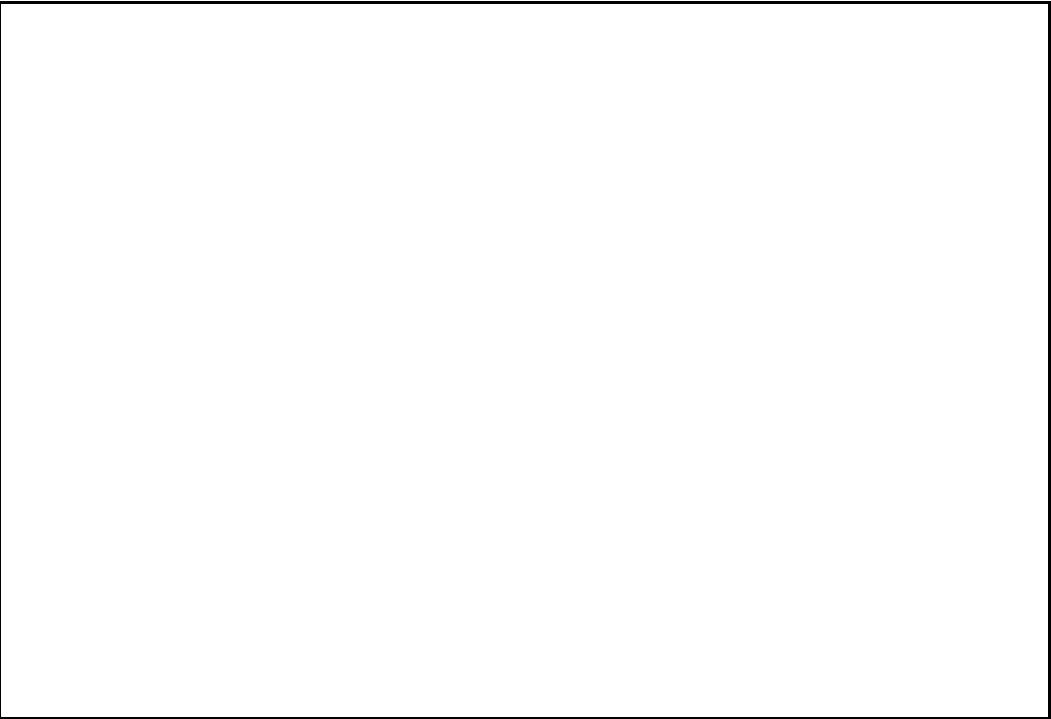
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KEY FEATURES

- Ground Floor Apartment
- One Double Bedroom
- Refurbished Throughout
- One Reception Room
 - Allocated Parking
 - Terrace
 - Ample Storage
 - Lounge/Diner
 - Fitted Wardrobes
- City Centre Location







56.27 m²
605.7 ft²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.


GIRAFFE360



Map data ©2025

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

England & Wales

EU Directive
2002/91/EC




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