



HUNTERS[®]
HERE TO GET *you* THERE

2 2 1

HUNTERS[®]

Osborne House, Canute Road, Southampton

Offers In Excess Of £200,000



Hunters are delighted to present this two-bedroom, two-bathroom top floor flat, offering approximately 64.3 sq. m (692 sq. ft) of comfortable living space. Ideally suited for first-time buyers, downsizers or investors, this home combines functionality with modern living in the sought-after central location.

Upon entry, you're welcomed into a hallway that leads seamlessly to all principal rooms. The property boasts a bright and airy 14'2" x 11'2" living room, perfect for relaxing or entertaining, with direct access to the kitchen.

The contemporary kitchen is well-proportioned and thoughtfully arranged, providing ample storage and workspace, while maintaining a connection to the main living area.

There are two well-sized double bedrooms, including a spacious principal bedroom with built-in storage. The flat further benefits from a family bathroom and an en-suite to the principle bedroom.

Additional highlights include ample hallway storage, double glazing, allocated off-street parking space in a gated compound and a sheltered off-street bike storage.

Located within easy reach of local amenities and transport links, this property offers both convenience and ease.

Tenure Type: Leasehold

Leasehold Years remaining on lease: 99 Years Remaining Approx.

Leasehold Annual Service Charge Amount: £1550 Per Annum Approx.

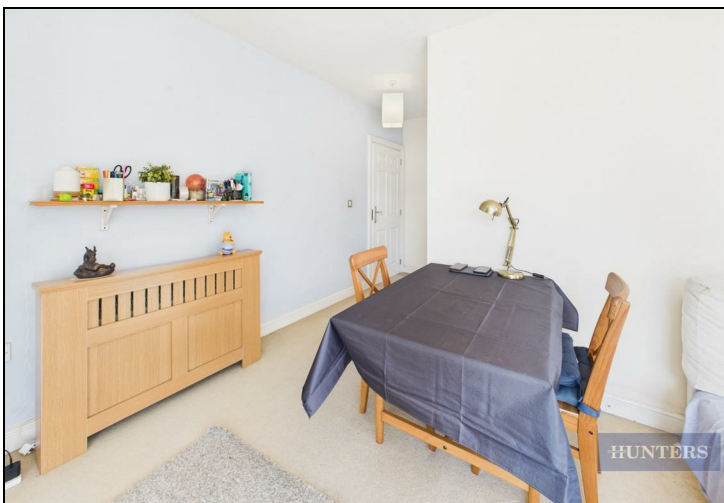
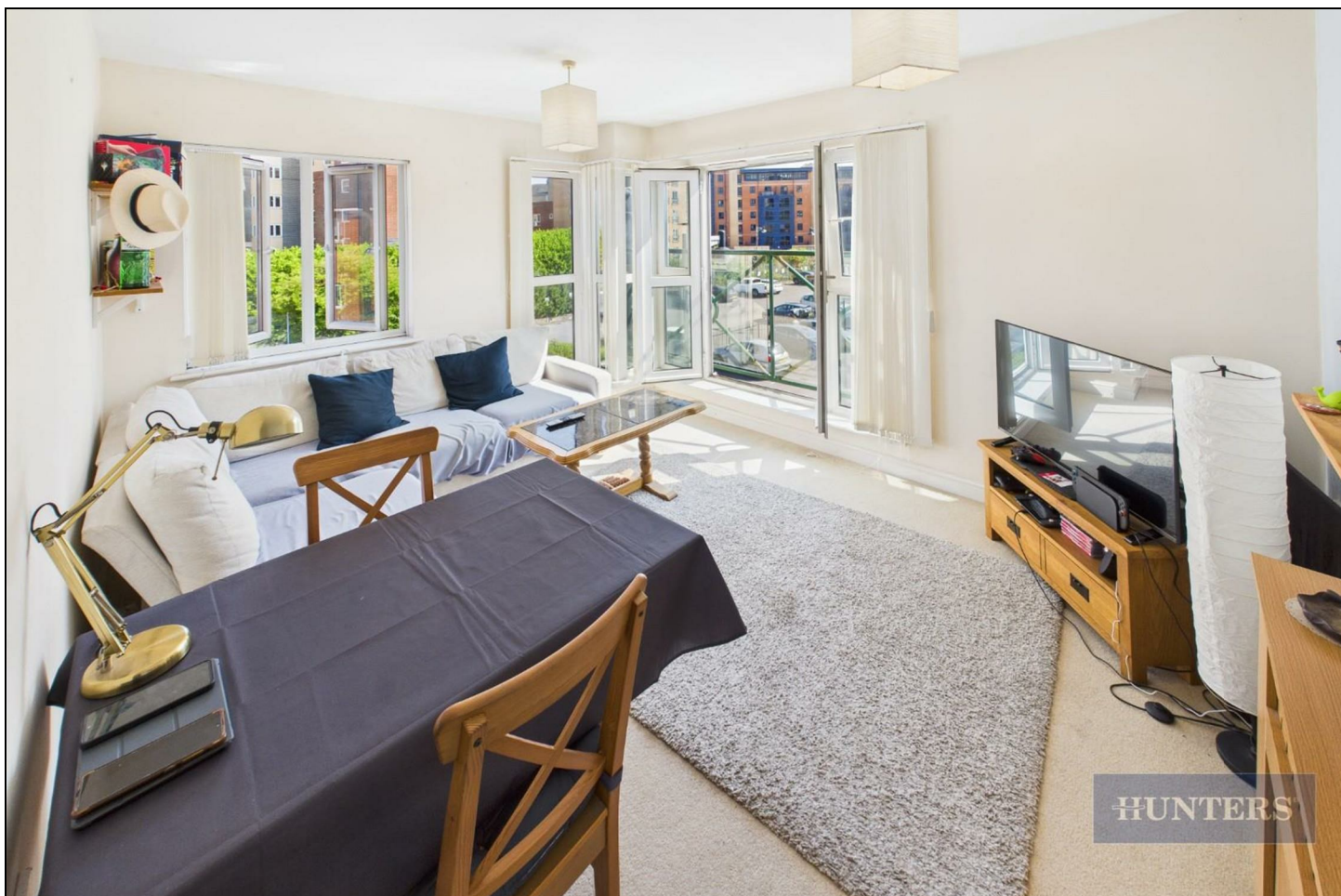
Estate Charge: £590 Per Annum Approx.

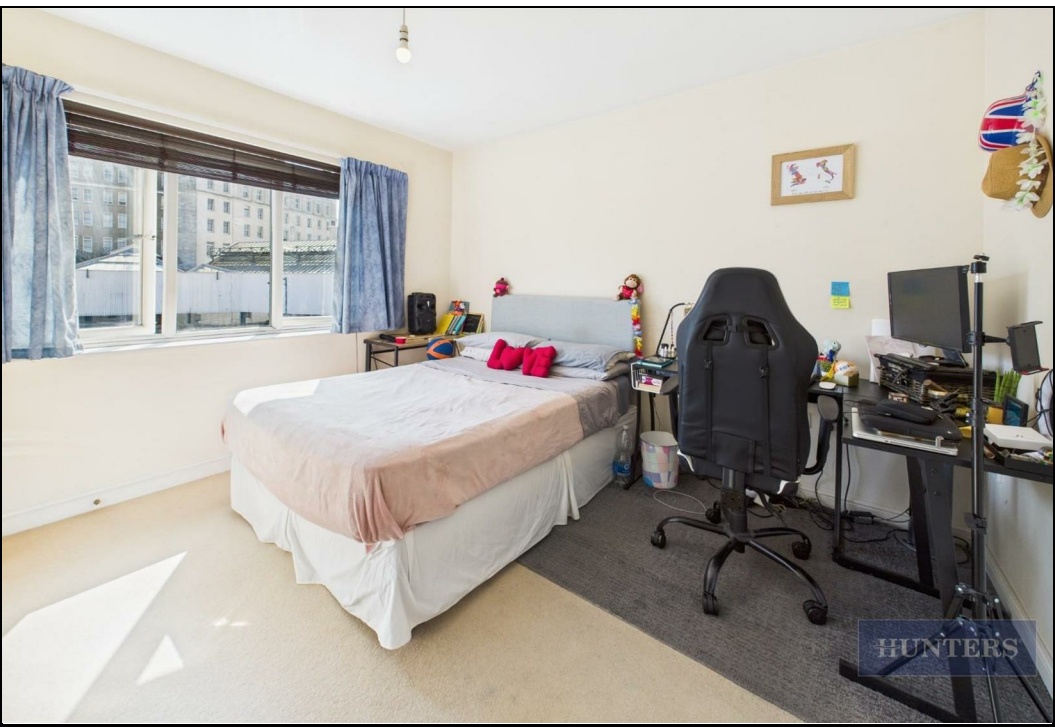
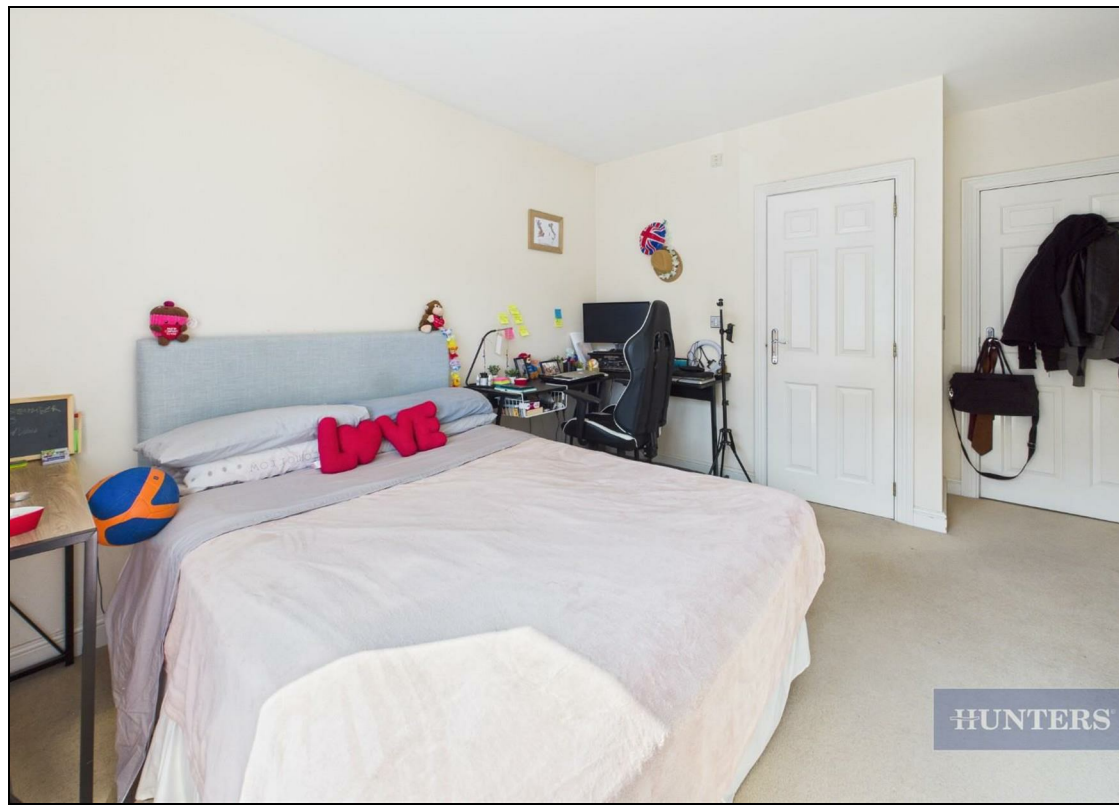
Leasehold Ground Rent Amount: £200 Per Annum Approx.

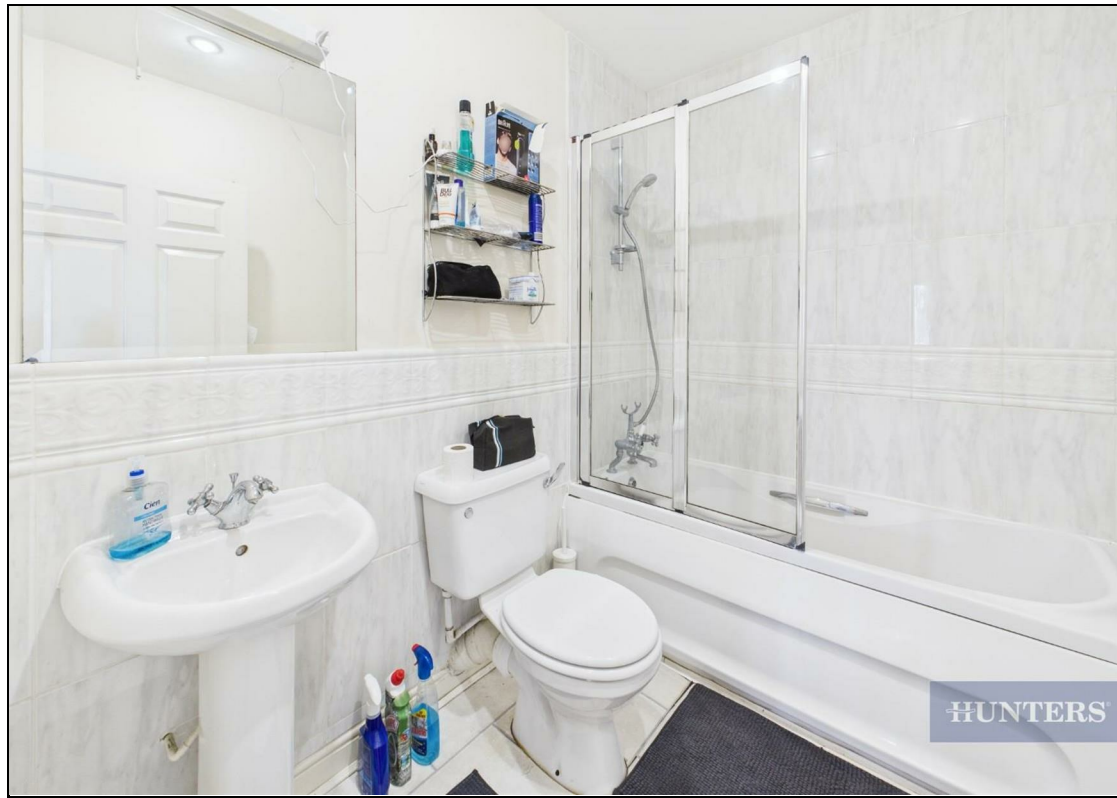
Council Tax Banding: C

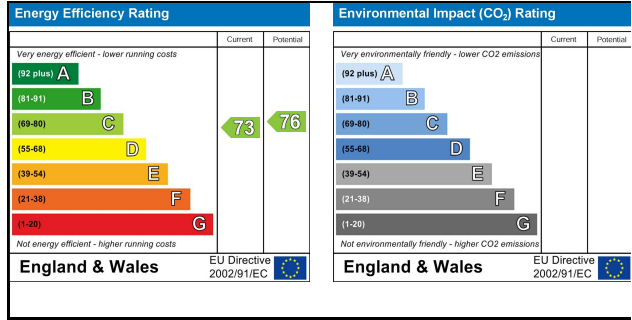
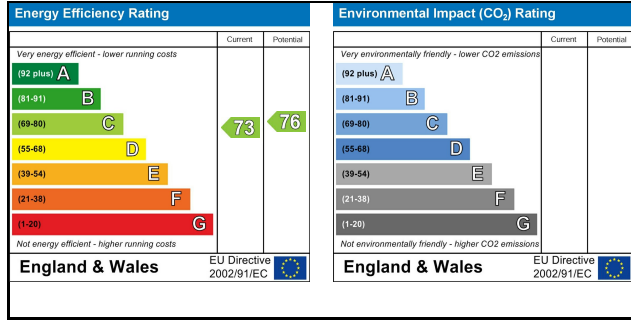
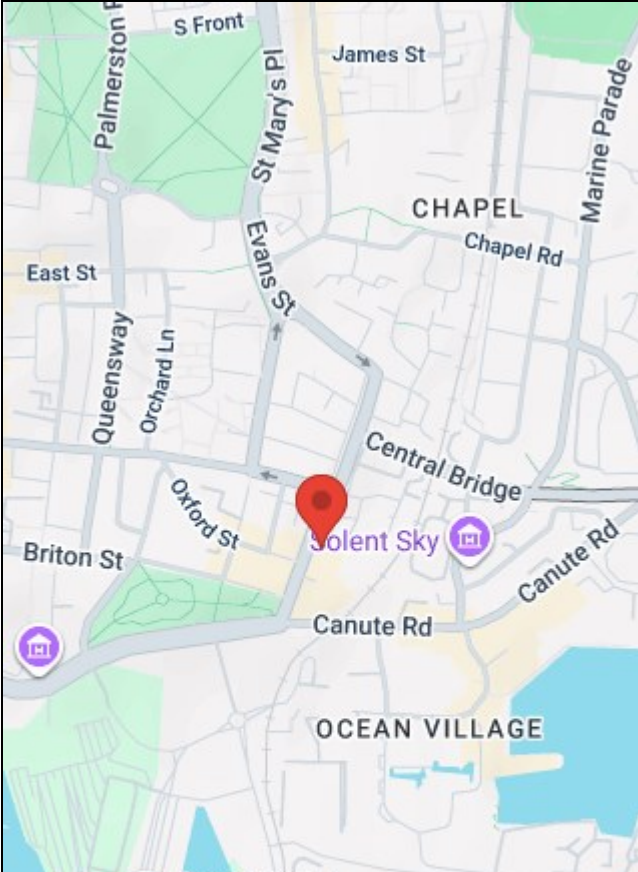
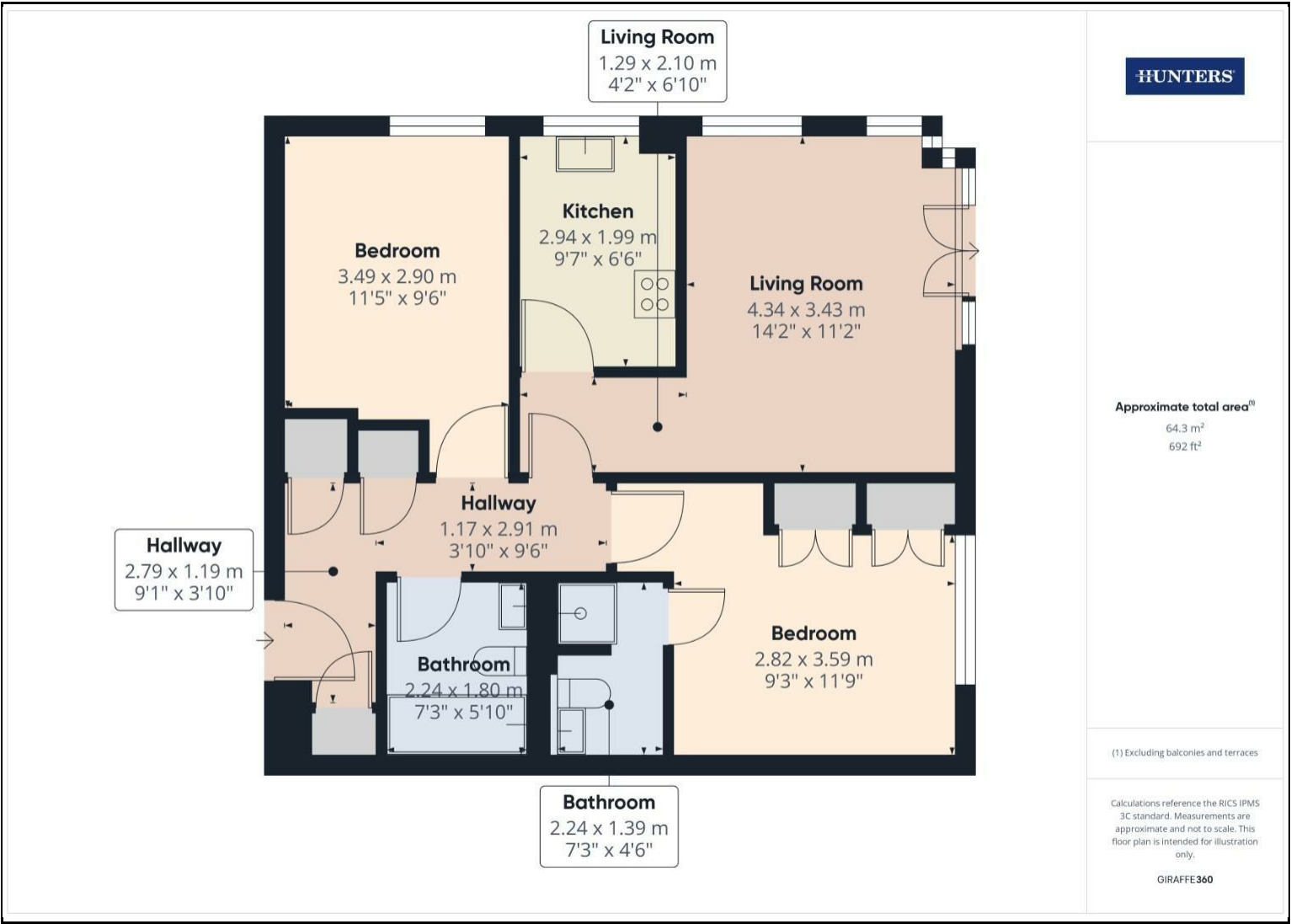
KEY FEATURES

- Top Floor Flat
- Two Bedrooms
- Two Bathrooms
- Ensuite to Master Bedroom
- Juliet Balcony
- Allocated Parking
- Communal Gardens
- Ample Storage
- Central Location









38 Bedford Place, Southampton, Hampshire, SO15 2DG | 02380 987 720
southampton@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by Clegg Properties Ltd | Registered Address 27 Westfield Road, Lymington, Hampshire, England, SO41 3PZ | Registered Number: 06421594 England and Wales | VAT No: 188 0548 76 with the written consent of Hunters Franchising Limited.