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**Flat 4, Maritime Chambers, 82 Canute Road, Southampton,  
SO14 3AJ  
2 bedrooms £240,000**

**DESCRIPTION**

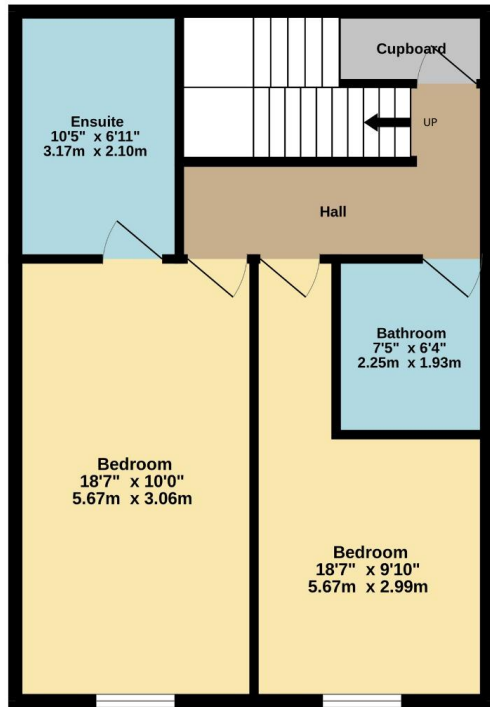
Offered for sale with no forward chain, this ground floor duplex maisonette apartment in Maritime Chambers is located close to Ocean Village and the city centre. The property has the benefit of its on front door entrance separate from the main building and a secure parking space in a gated car park. The property is arranged over two floors and enjoys approximately 1'215sq ft of accommodation. The property comprises of an entrance lobby. Large open plan sitting/dining room measuring "21'7" x "20'11". Kitchen with integrated appliances. On the lower floor are two bedrooms with en-suite shower room to bedroom one and main bathroom. Due to the combination of spacious accommodation and popular location, early viewings are recommended.

**LOCATION**

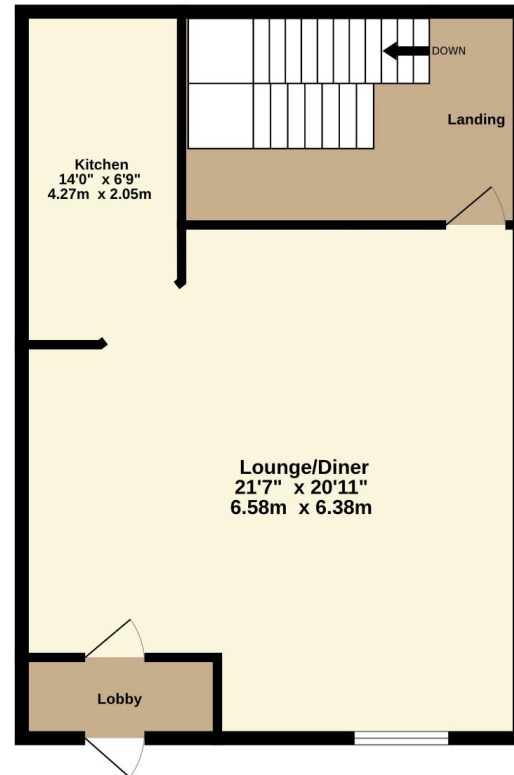
Maritime Chambers is close to the Ocean Village area of Southampton which is close to local shops, Ocean Village marina and restaurants together with bus services into City Centre which provides further shopping together with schooling and recreational amenities. The property is also within easy reach of Southampton railway station which offers excellent connections to London (Waterloo).



Basement  
575 sq.ft. (53.4 sq.m.) approx.



Ground Floor  
639 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA : 1215 sq.ft. (112.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Offered for sale with no forward chain, this ground floor duplex maisonette apartment in Maritime Chambers is located close to Ocean Village and the city centre. The property has the benefit of its on front door entrance separate from the main building and a secure parking space in a gated car park. The property is arranged over two floors and enjoys approximately 1'215sq ft of accommodation. The property comprises of an entrance lobby. Large open plan sitting/dining room measuring "21'7" x "20'11". Kitchen with integrated appliances. On the lower floor are two bedrooms with en-suite shower room to bedroom one and main bathroom. Due to the combination of spacious accommodation and popular location, early viewings are recommended.

### ENTRANCE LOBBY:

Coving to smooth ceiling. Laminate flooring. Doors to -

### OPEN PLAN SITTING/DINING ROOM: 21' 7" (6.58m) x 20' 11" (6.38m)::

Sash window to rear aspect with secondary glazing. Coving to smooth ceiling. Two electric storage heaters. Laminate flooring. Opening to:-

### KITCHEN: 14' 0" (4.27m) x 6' 9" (2.05m)::

Smooth ceiling with recessed lighting. Single drainer one and a half bowl sink unit with mixer tap and cupboard under. A range of matching eye level and base mounted units with roll top work surface over. Integrated fridge/freezer, slimline dishwasher and washer dryer, built-in electric oven with fitted four ring electric hob and extractor over, built-in microwave. Tiled walls. Tiled flooring.

### STAIRS LEADING DOWN TO THE LOWER FLOOR

### BEDROOM ONE: 18' 7" (5.67m) x 10' 0" (3.06m)::

Sash window to rear aspect with secondary glazing. Coving to smooth ceiling. Electric storage heater. Carpeted flooring. Built-in double wardrobes. Door to:-

### EN-SUITE SHOWER ROOM: 10' 5" (3.17m) x 6' 11" (2.10m)::

Smooth ceiling with recessed lighting. Tiled double shower cubicle, vanity wash basin with mixer tap and cupboard under and low level flush w.c. Heated towel rail. Tiled walls and flooring.

### BEDROOM TWO: 18' 7" (5.67m) x 9' 10" (2.99m)::

Sash window to rear aspect with secondary glazing. Coving to smooth ceiling. Electric storage heater. Carpeted flooring. Built-

in double wardrobe.

### BATHROOM: 7' 5" (2.25m) x 6' 4" (1.93m)::

Smooth ceiling with recessed lighting. Panel enclosed bath with mixer tap and shower attachment, wash basin with mixer tap and low level flush w.c. Heated towel rail. Tiled walls and flooring.

### OUTSIDE

Secure parking in a gated car park. Laundry room in the main building and a store cage which measures approximately 6ft x 4ft.

### TENURE

Leasehold. Lease Term: 103 Years Remaining.  
Service Charge: £3,584.85 p.a.  
Ground Rent: £250.00 p.a.

### COUNCIL TAX

BAND: D  
CHARGE: £2,058.36  
YEAR: 2023/2024

### REFERENCE

S8291/BP/141123/D1

### SERVICES

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by Pearsons.

### VIEWING

Please telephone Pearsons to arrange a mutually convenient appointment to view this property.

### DIRECTIONS

From the Charlotte Place roundabout continue into St Andrews Road and at the next set of traffic lights, turn right into Kings Way. Follow this road onto the one way system, continuing into Terminus Terrace and at the end of this road turn left into Canute Road. Maritime Chambers will then be found on the right hand side.