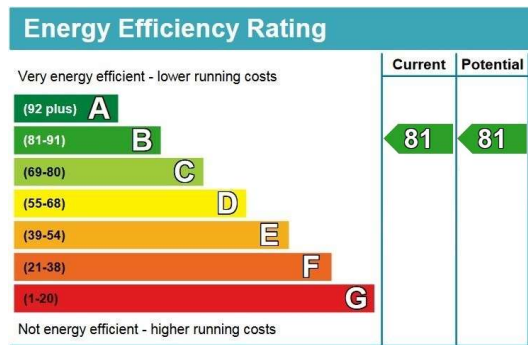
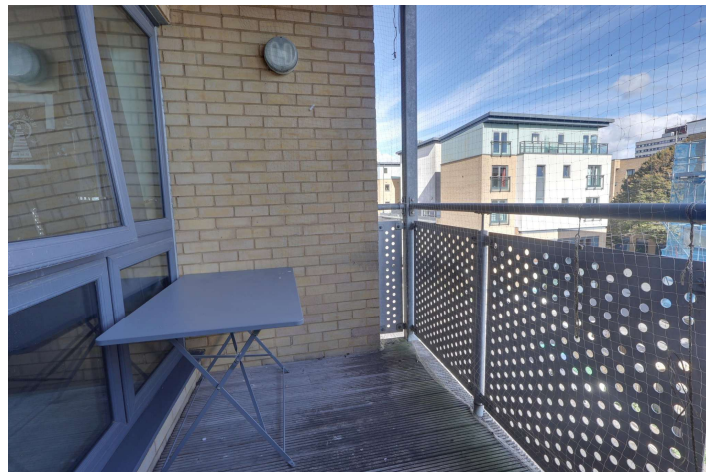
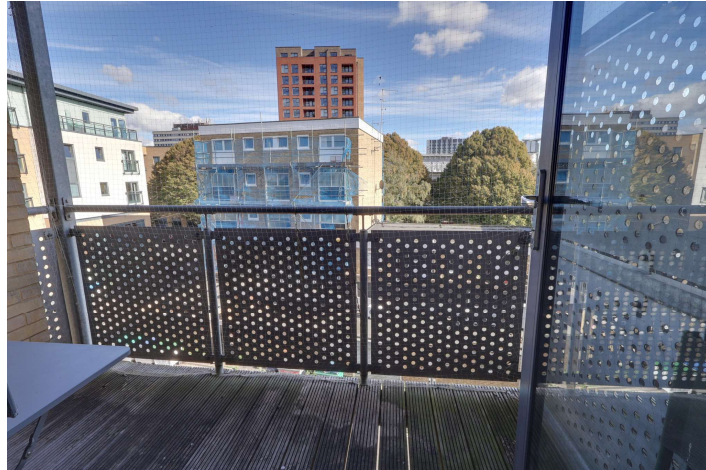




Pearsons Southern Ltd believe these particulars to be correct but their accuracy cannot be guaranteed and they do not form part of any contract.



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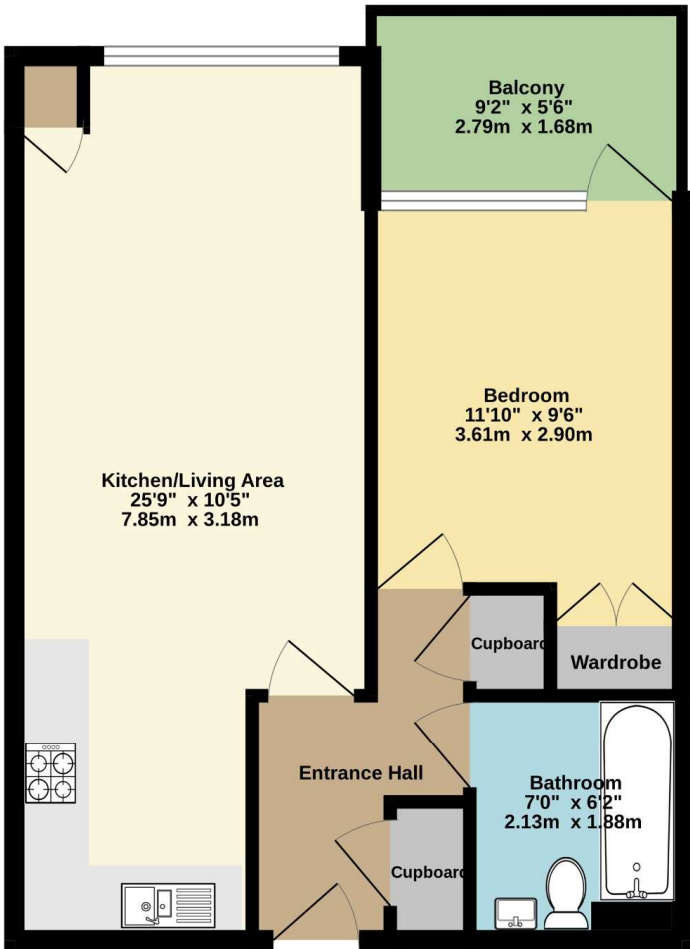
Flat 29 Bond Central, 74 Canal Walk, Southampton, Hampshire, SO14 3LE 1 bedroom £125,000 Leasehold

DESCRIPTION
Offered for sale with no forward chain, this modern apartment, is located on the third floor of this purpose built block. The property is situated in the heart of the city centre within reach of the comprehensive amenities that are on offer. The accommodation comprises entrance hall, open plan kitchen/living area, bedroom with access to the balcony and bathroom. The property also benefits from double glazing and gas central heating.

LOCATION
Canal Walk is ideally situated within easy reach of Southampton city centre, with a wide range of shops, bars, cafés and restaurants close by. The area is well placed for access to Southampton’s hospitals and universities, while Southampton Central railway station provides convenient rail connections to London and destinations across the South. A number of parks and green spaces are also nearby, providing opportunities for walking and recreation, making the location well suited to both city living and everyday convenience

Ground Floor

460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 460 sq.ft. (42.7 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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Flat 29 Bond Central, 74 Canal Walk, Southampton, Hampshire, SO14 3LE

- ENTRANCE HALL:

Coving to smooth ceiling. Two storage cupboards. Radiator. Doors to all rooms.

VIEWING

Please telephone Pearsons to arrange a mutually convenient appointment to view this property.
- OPEN PLAN KITCHEN/LIVING ROOM:

Double glazed window to front aspect. Coving to smooth ceiling. Cupboard housing boiler. Radiator. Single drainer one and a half bowl sink unit with mixer tap and cupboard under. Built-in oven with fitted four ring gas hob and extractor over. A range of matching eye level and base mounted units. Space and plumbing for washing machine. Space for fridge/freezer.

DIRECTIONS

From the Charlotte Place roundabout proceed into Kingsway. Turn right onto Houndwell Place and continue to the roundabout. Take the first exit onto Queensway and then take a right hand turn onto Canal Walk where the property can be found on the left hand side.
- BEDROOM:

Double glazed window to front aspect. Double glazed door opening onto balcony. Coving to smooth ceiling. Radiator. Built-in wardrobe.

BATHROOM:

Coving to smooth ceiling. Panel enclosed bath with mixer tap and shower over, wash basin with mixer tap and low level flush w.c. Heated towel rail. Part tiled walls.
- OUTSIDE:

East facing balcony. Communal bicycle storage.

TENIURE:

Leasehold. Remaining Lease Term: 111 Years. Maintenance/Service Charge: £1,194.10 p.a. Ground Rent: £150.00 p.a.
- COUNCIL TAX:

Southampton City Council

BAND: A

CHARGE: £1,587.65

YEAR: 2026/2027

REFERENCE

S9013/SD/091026/D1
- SERVICES

Mains gas, water, electricity and drainage are connected. For mobile and broadband connectivity, please refer to Ofcom.org.uk. Please note that none of the services or appliances have been tested by Pearsons.