



ESTABLISHED 1900

7 Union Castle House, 100 Canute Road, Southampton, Hampshire, SO14 3FJ



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100 Canute Road
Southampton
Hampshire
SO14 3FJ

3 bedrooms Leasehold

Set within a building once home to a historic spa, this impressive ground-floor apartment beautifully blends character with modern living. Boasting high ceilings, sash windows and grand communal areas, the property is filled with natural light throughout.



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DESCRIPTION:

The accommodation includes three generous double bedrooms, a spacious open-plan living, kitchen and dining area ideal for both everyday living and entertaining, a contemporary main bathroom and separate WC. The apartment retains a wonderful sense of scale while offering stylish modern features and a versatile layout. Further benefits include two allocated parking spaces.

LOCATION:

Union Castle House is ideally positioned on Canute Road, close to Southampton's sought-after waterfront and the popular Ocean Village development. The property is within easy reach of the city centre, offering an excellent range of shops, restaurants, bars and leisure facilities, while the nearby marina provides attractive waterside walks and dining options. Excellent transport links are available, with Southampton Central railway station, major road links and regular bus



services all easily accessible. The location also provides convenient access to the city's business districts, Southampton University, the cruise terminals and surrounding areas, making it an appealing choice for both homeowners and investors.

COMMUNAL ENTRANCE:

Historic communal lobby with two sets of double entrance doors with intercom system, tiled flooring, and ample lighting.

WC:

Hardwood flooring, low-level WC, ceramic sink with mixer tap, heated towel rail.

LIVING/DINING ROOM 14' 8" (4.47m) x 23' 11" (7.29m):

High ceilings, hardwood flooring, two double-glazed sash windows, bespoke media wall, inset spotlights, radiators.

KITCHEN 13' (3.96m) x 7' 6" (2.29m):

Hardwood flooring continues, a range of eye and base level units, a double oven, 4-point induction hob, extractor fan above, integrated fridge/freezer, space for dishwasher and washing machine, inset spotlights.

BEDROOM THREE 10' 6" (3.20m) x 7' 9" (2.36m):

High ceilings, double-glazed sash window to front aspect, carpeted flooring, radiator.

BEDROOM TWO 9' 10" (3.00m) x 8' 11" (2.72m):

High ceilings, double-glazed sash window, radiator, carpeted flooring.



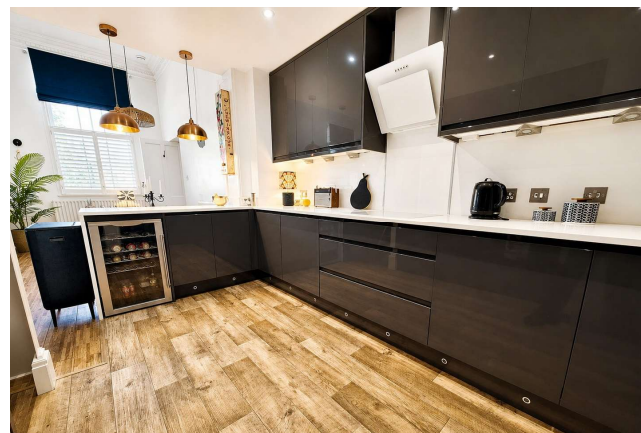
"A truly distinctive home combining history, charm and contemporary comfort in a unique setting"

BATHROOM 6' 11" (2.11m) x 5' (1.52m):
Four-piece suite comprising of walk-in shower, freestanding bath with shower attachment, ceramic sink with vanity unit and mixer tap, low level WC, hardwood flooring, heated towel rail.

BEDROOM ONE 13' 7" (4.14m) x 14' 5" (4.39m):
A comfortable mezzanine bedroom, with built-in cupboards for walk-in wardrobe style space, carpeted flooring, sash window, radiator.

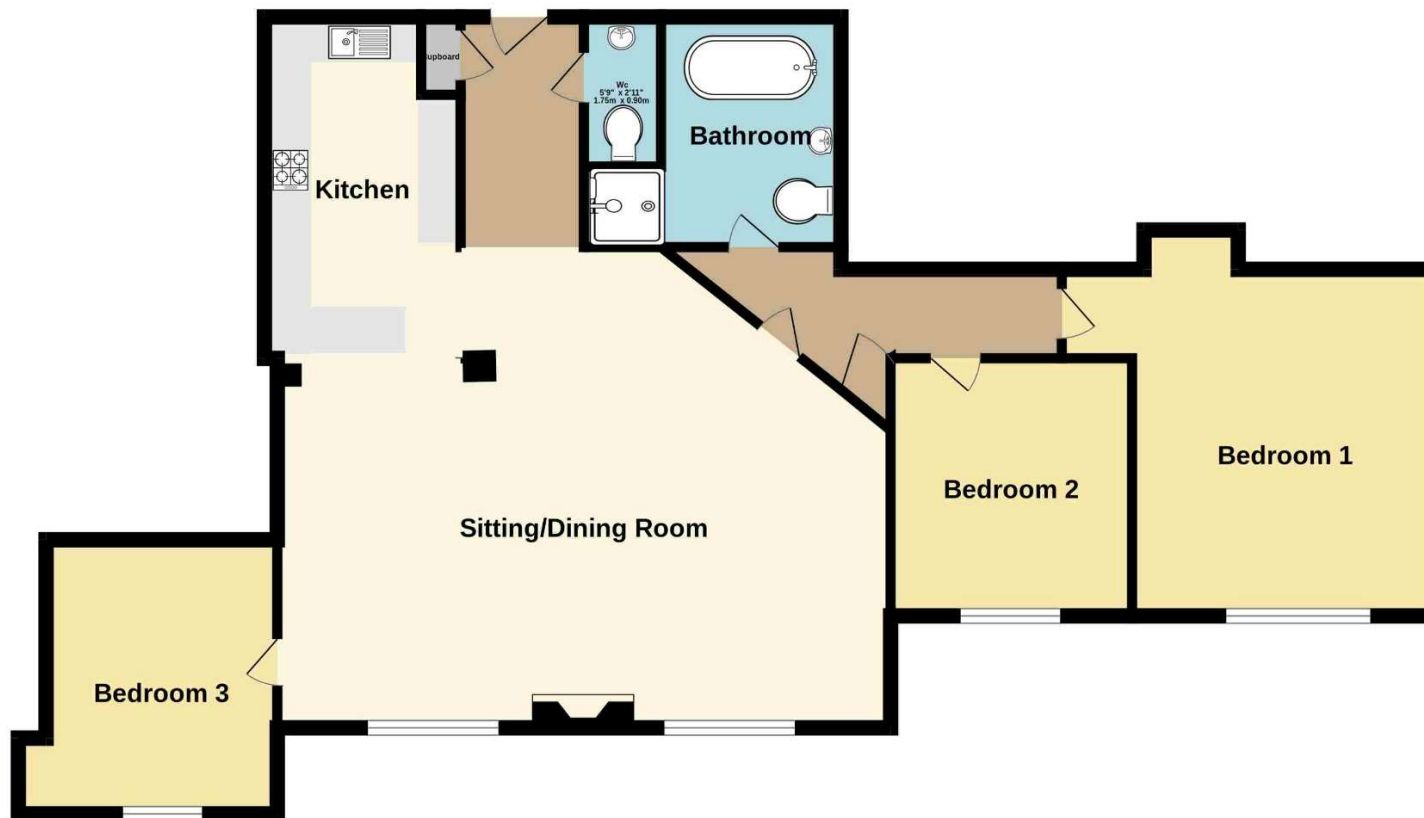
DIRECTIONS:

From our Offices on London Road proceed in a southerly direction towards Southampton City Centre, continuing along London Road which becomes Above Bar Street. Continue straight ahead through the city centre, passing Southampton Central Station on your right. At the junction, continue onto A33 and follow signs for the Docks and Ocean Village. Continue along the A33, keeping towards the waterfront, before turning onto Canute Road. Follow Canute Road towards Ocean Village and Union Castle House can be found on the right-hand side at number 100. For the purposes of viewing, there is parking available in the surrounding area, with the entrance to Union Castle House accessed directly from Canute Road.





Ground Floor



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.

Council Tax

Southampton City Council
BAND: D
CHARGE: £2,381.48
YEAR: 2026/2027

Reference

S9000/HS/210926/D1

Tenure

Leasehold. Remaining lease term approx. 100 years.

Service Charge: £3,000.00 p.a.

Ground Rent: £250.00 p.a.

Viewings are by prior appointment with Pearsons Southampton – call 023 8023 3288.

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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