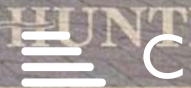




OSBORNE HOUSE

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**HUNTERS**<sup>®</sup>

# Osborne House, Canute Road, Southampton

Asking Price £183,000



This two-bedroom, two-bathroom top floor flat, offering approximately 64.3 sq. m (692 sq. ft) of comfortable living space and is 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.

This apartment is quietly set back off the main roads, out of the hustle and bustle of the city centre although it is seconds walk from the hubs of Oxford Street and just a few minutes walk to Ocean Village. The flat is accessed from a road off Terminus Terrace, opposite Oxford Street, just behind South Western House under the old railway shelter. Follow that road through the car park behind South Western House and the secure gated compound of the flat is reached. There is also a pedestrian access gate near Genting Casino, which leads straight out opposite Oxford Street."

Tenure Type: Leasehold

Leasehold Years remaining on lease: 99 Years Remaining Approx.

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

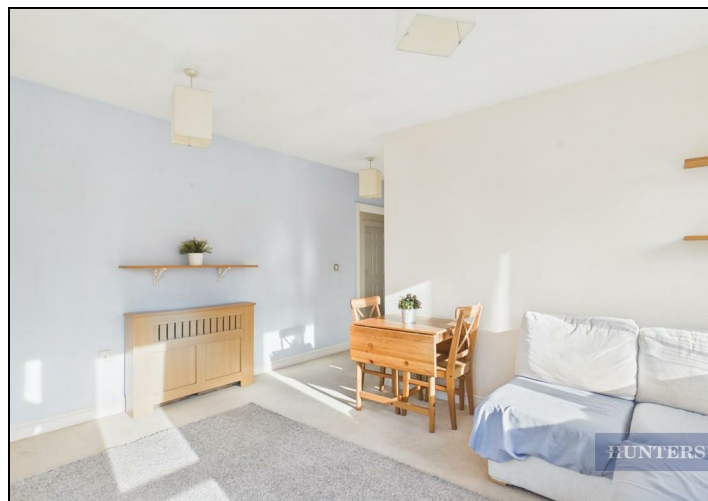
Estate Charge: £590 Per Annum Approx.

Leasehold Ground Rent Amount: £200 Per Annum Approx.

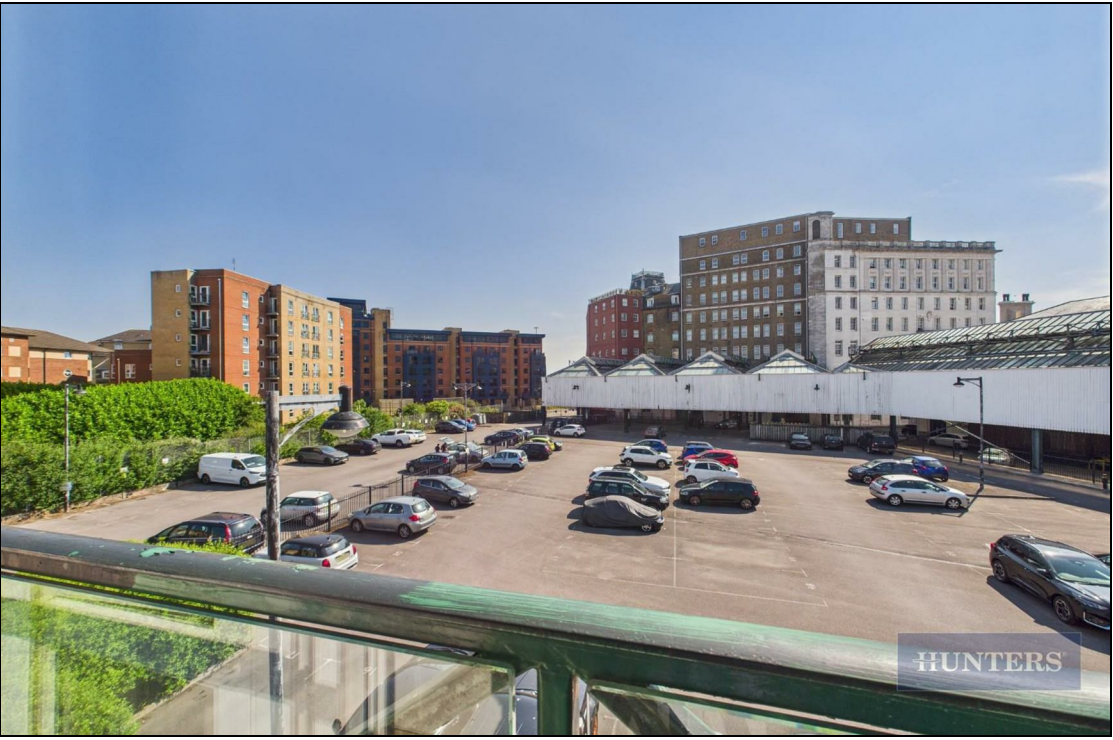
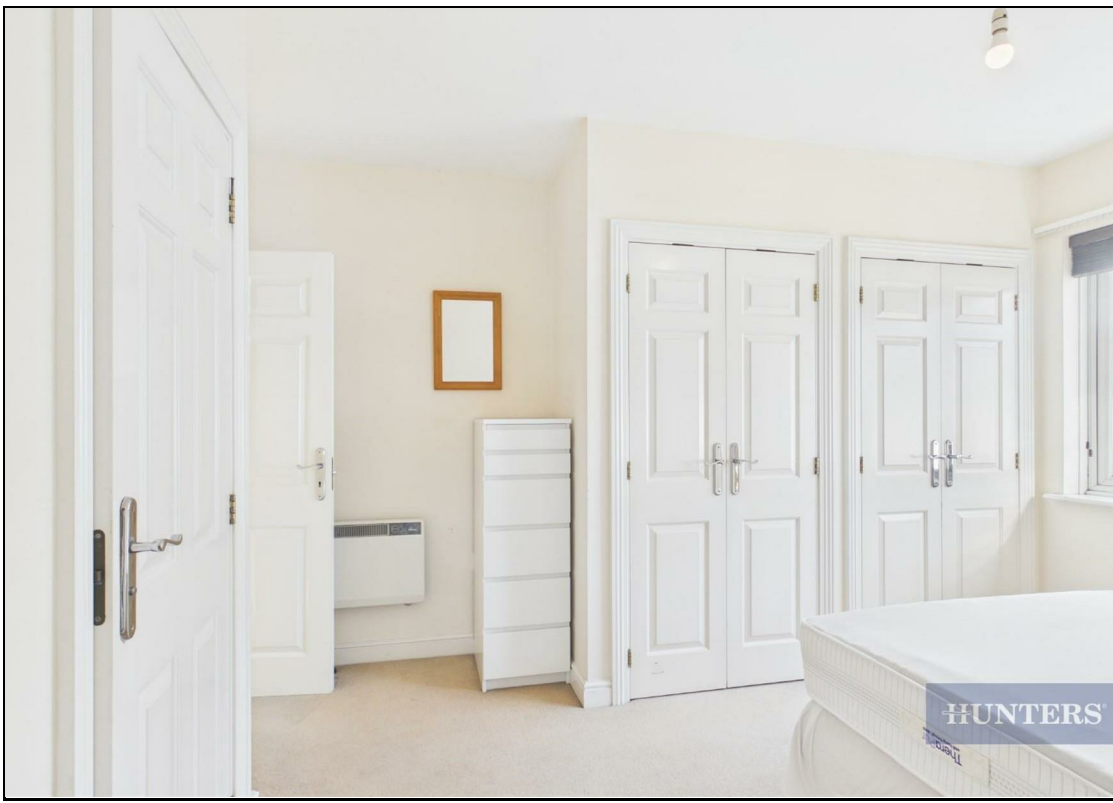
Council Tax Banding: C

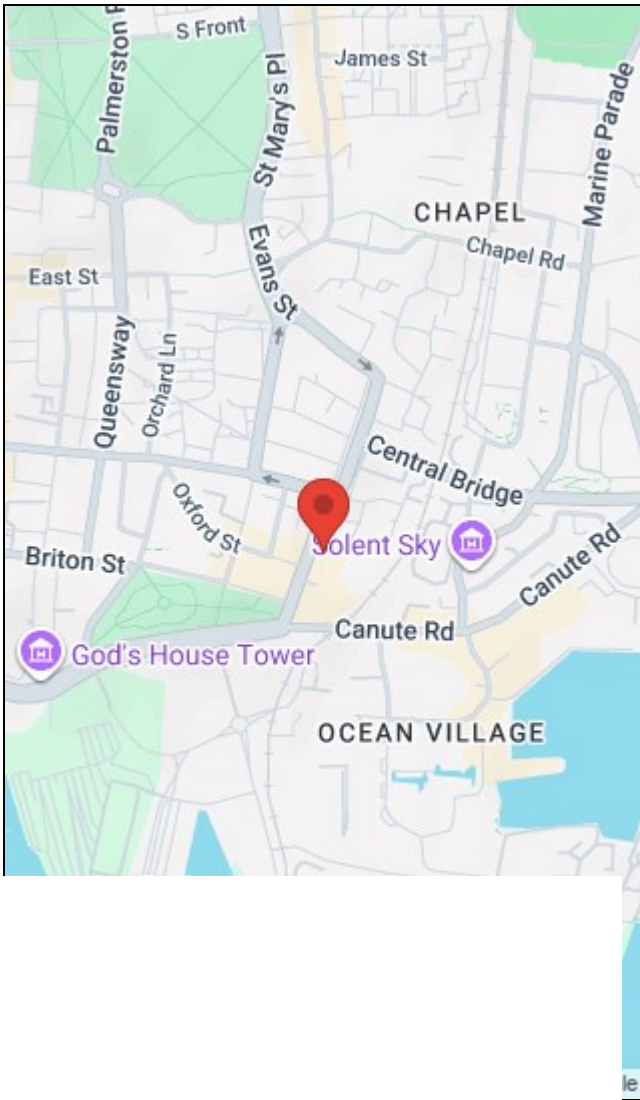
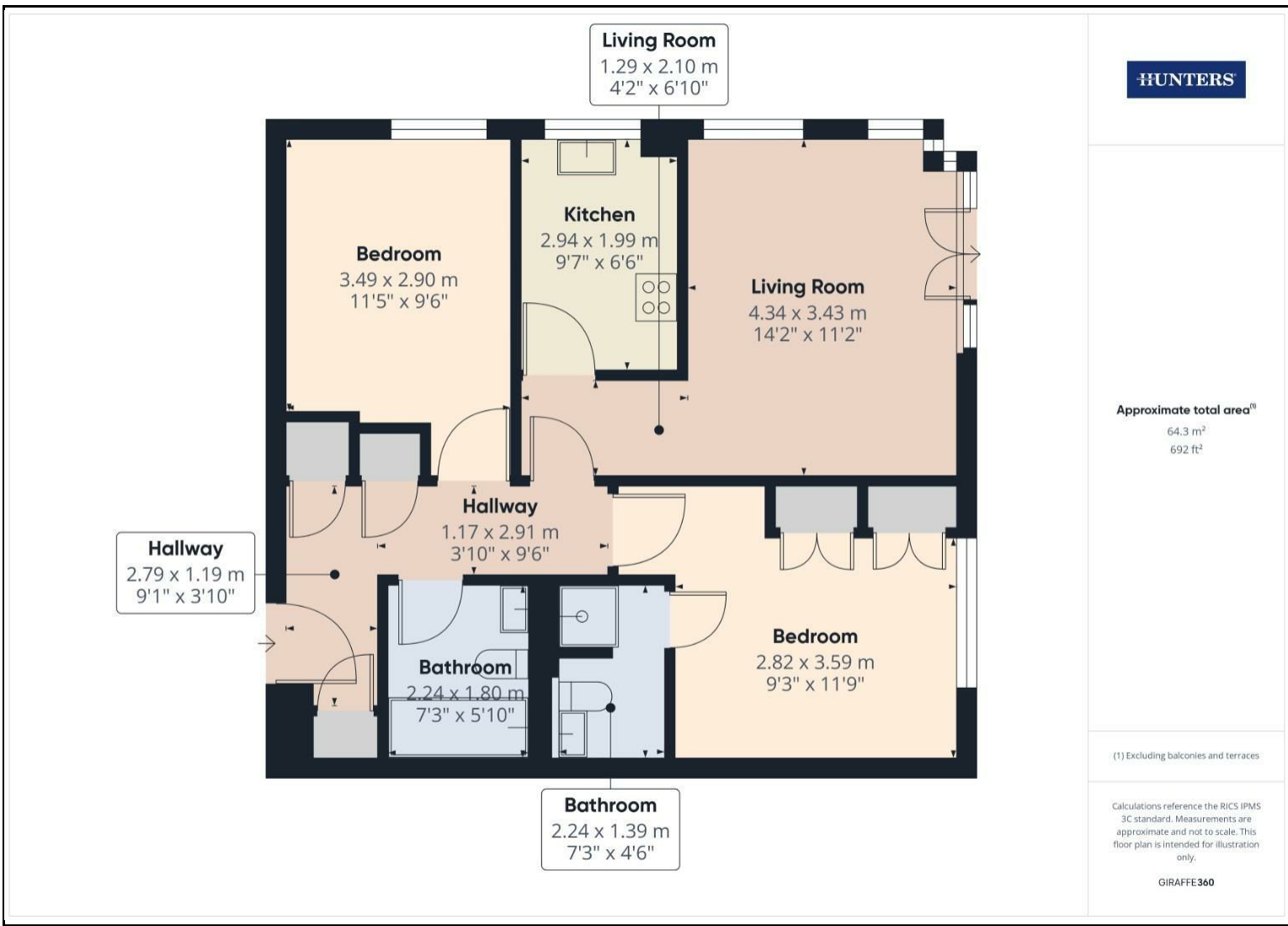
## KEY FEATURES

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









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		73	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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