





**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

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# Union Castle House, SO14

## Offers In Excess Of £300,000



This is a bright and a truly impressive two double bedroom split level duplex apartment full of character with superb high ceilings. This airy and modern property also has a generous loft space, and a remarkable convenience of two parking spaces accessed via remote control gates.

The apartment welcomes you with a spacious and bright reception room, providing an ideal space for both relaxation and entertaining. Large windows allow natural light to flood the living area, creating a warm and inviting atmosphere throughout.

The property boasts two well-proportioned bedrooms, each offering comfortable accommodation. The principal bedroom benefits from excellent space, while the second double bedroom also comes with a modern en-suite bathroom too.

Further advantages of the apartment are the guest cloakroom, ample storage cupboards and gas central heating.

Union Castle House stands as a Grade II listed treasure, a place where history and modern luxury reconcile in perfect harmony. With its rich heritage this remarkable residence offers an excellent lifestyle opportunity.

Situated within easy reach of Southampton city centre, Ocean Village Marina, local shops, restaurants, and excellent transport connections, this apartment is perfectly positioned for modern living. Whether commuting, socialising, or enjoying the waterfront lifestyle, residents will appreciate the convenience and accessibility on offer.

Early viewing is highly recommended to appreciate the accommodation, location, and lifestyle this fantastic apartment provides.

Tenure Type; Share of Freehold

Leasehold Years remaining on lease; 996 Approx.

Annual Service Charge Amount £3,800 Per Annum Approx.

Annual Ground Rent Amount : Peppercorn

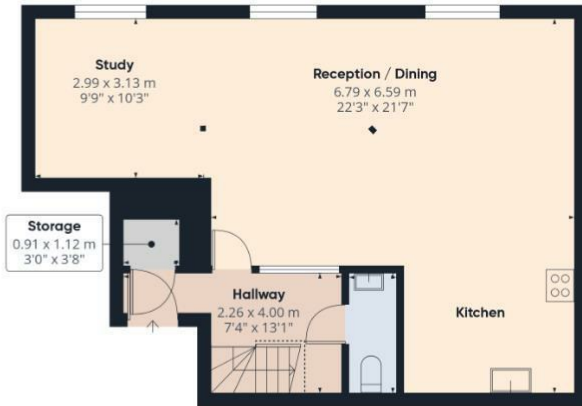
Council Tax Banding; D

## KEY FEATURES

- Spacious two double bedroom apartment
- Bright and airy reception room with high ceilings
- Modern fitted kitchen with integrated appliances
  - Stunning character features
- Two modern bathrooms & a guest cloakroom
- Secure entry system with impressive communal lobby
  - Two allocated parking behind secure gates
- Walking distance to Ocean Village & Oxford Street
- Excellent transport links including road, rail, and ferry connections
- Unique luxury living in a superb City Centre location







Ground Floor



Floor 1



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Approximate total area<sup>m</sup>

91.2 m<sup>2</sup>  
980 ft<sup>2</sup>

Reduced headroom

0.7 m<sup>2</sup>  
8 ft<sup>2</sup>

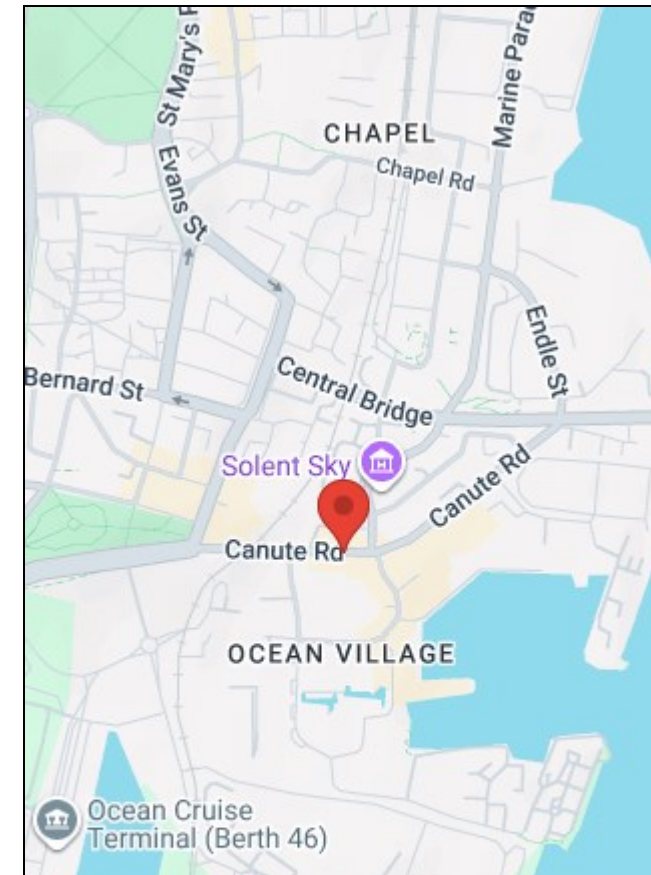
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	81	82
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

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