



HUNTERS[®]
HERE TO GET *you* THERE

2  2  1  1  B

Union Castle House, SO14

Offers In Excess Of £300,000

GUIDE PRICE £300,000 TO £325,000



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.

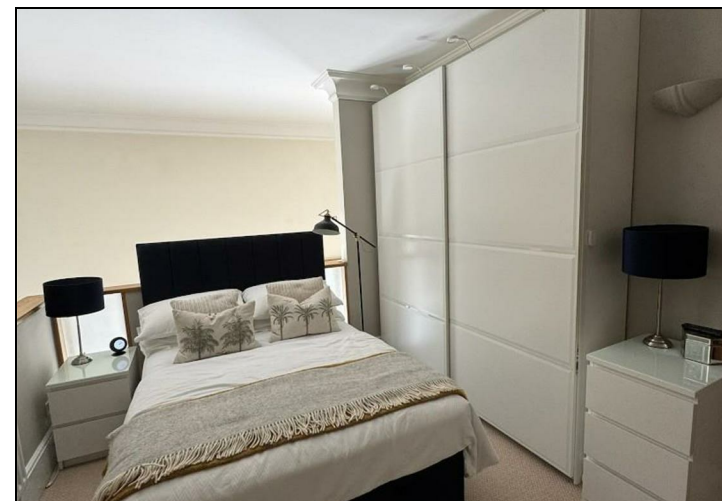
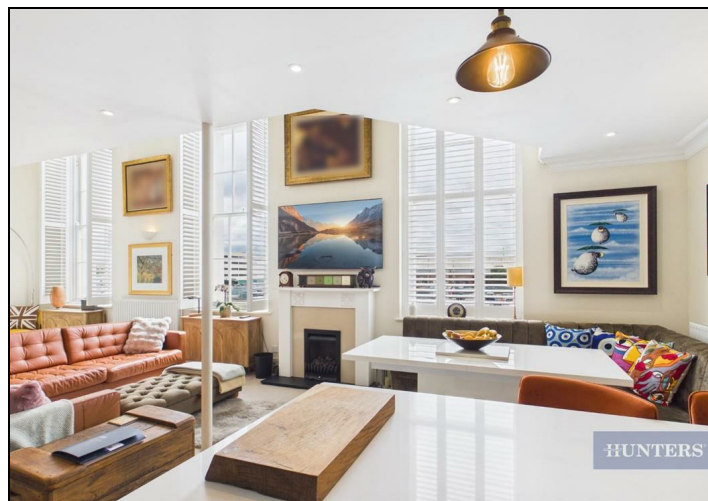
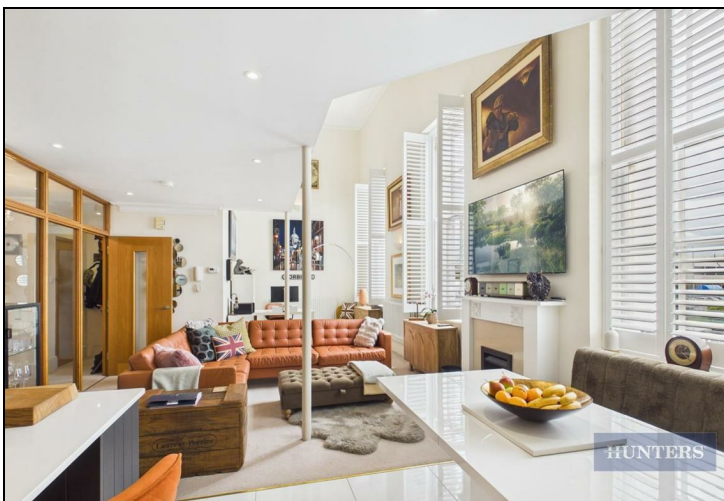
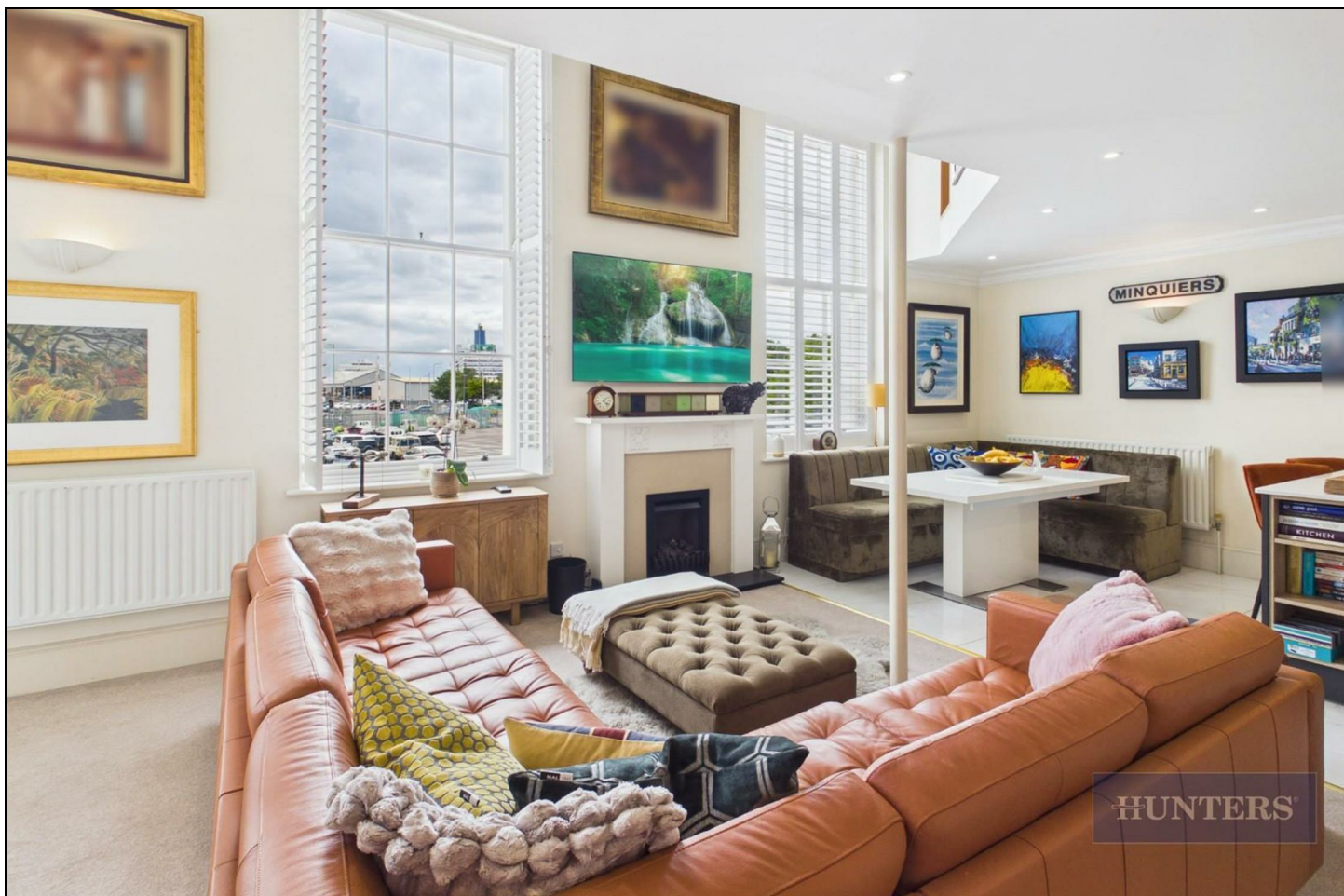
Annual Service Charge Amount £3,800 Per Annum Approx.

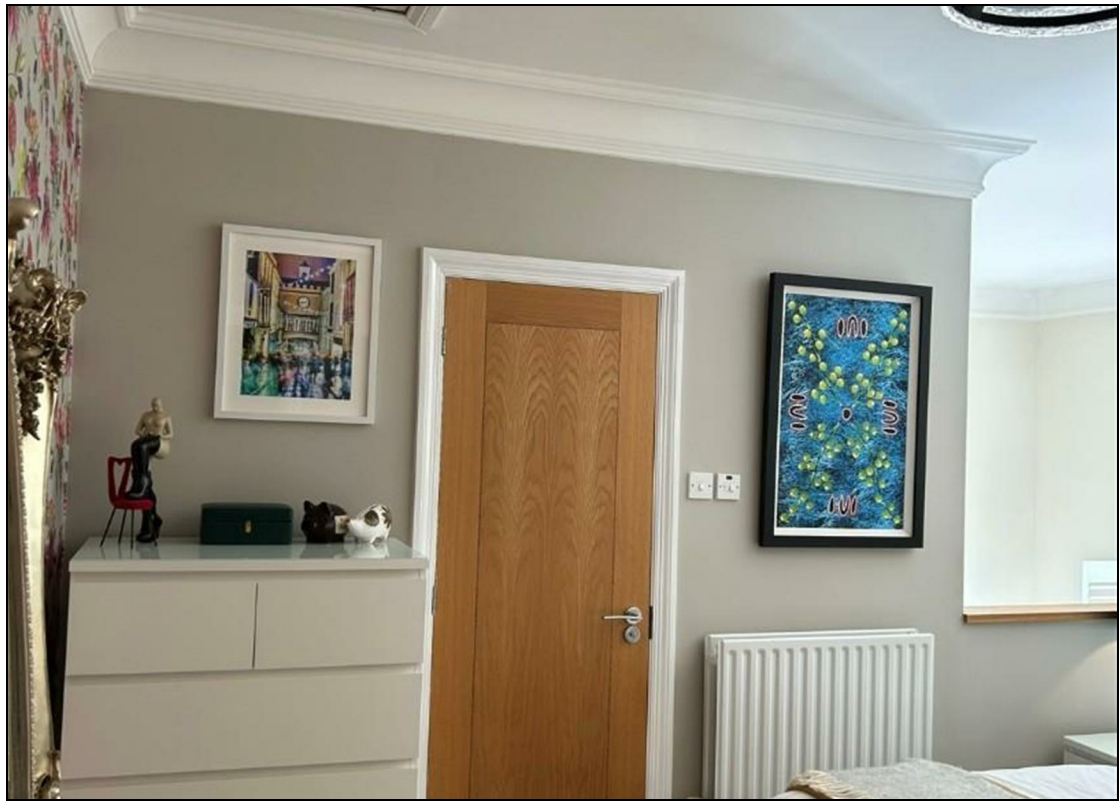
Annual Ground Rent Amount : Peppercorn

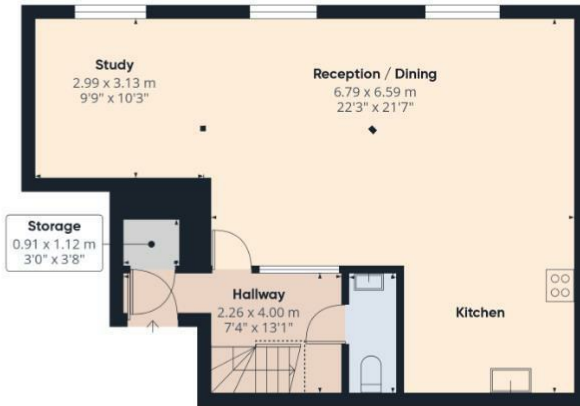
Council Tax Banding; D

KEY FEATURES

- 91SqM Two double bedroom apartment
- Open plan 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



HUNTERS

Approximate total area^m

91.2 m²
980 ft²

Reduced headroom

0.7 m²
8 ft²

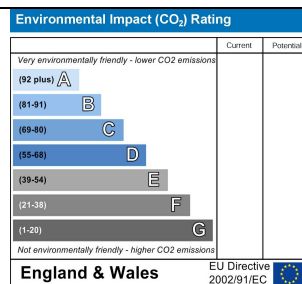
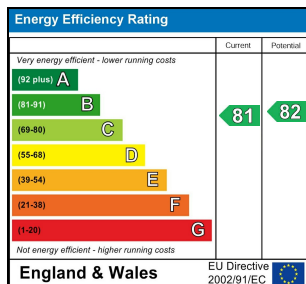
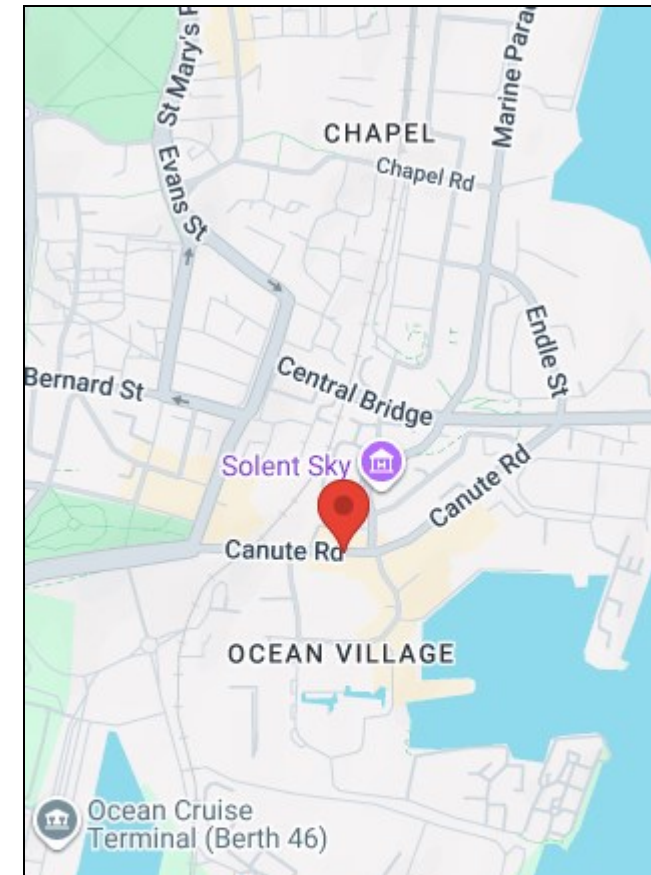
(1) Excluding balconies and terraces

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



38 Bedford Place, Southampton, Hampshire, SO15 2DG | 02380 987 720
southampton@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by Clegg Properties Ltd | Registered Address 27 Westfield Road, Lymington, Hampshire, England, SO41 3PZ | Registered Number: 06421594 England and Wales | VAT No: 188 0548 76 with the written consent of Hunters Franchising Limited.