



Lower Canal Walk, Southampton

- Studio Apartment
- Unfurnished
- Secure Block Entry
- Fitted Appliances
- Short Walk To Town Quay
- Available Now
- Central Location
- Local Amenities Nearby
- Short Walk To West Quay

£900 Per Calendar Month

Tenure:

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DESCRIPTION

This city pad has an open plan arrangement with a spacious double bedroom, complete with a large mirrored wardrobe on one wall, leading into a comfortable living room. The kitchen has plenty of cupboard & worktop space and is provided with washing machine, electric hob, oven and fridge/freezer. There is sufficient amount of storage in the hallway and a bathroom with shower over bath which completes the accommodation.

With its central location it is ideal for those working in the city centre but there is an excellent public transport system to take you around the city, to the airport, Southampton University and General Hospital. The Central Train Station is just over a mile away and the Red Funnel Ferries to the Isle of Wight are just down the road.



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Council Tax: B

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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Approximate total area⁽¹⁾
34.1 m²
366 ft²

(1) Excluding balconies and terraces

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

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Viewing

Please contact our Hunters Southampton Office on 02380 987720 if you wish to arrange a viewing appointment for this property or require further information.

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