Asking Price £180,000 | Leasehold

Canute Road, Southampton, Hampshire, SO14 3FZ

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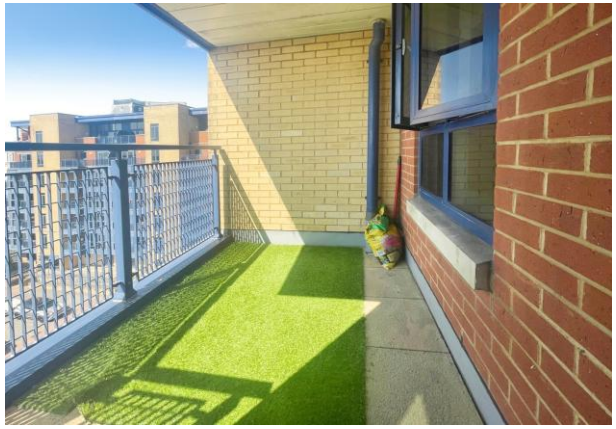
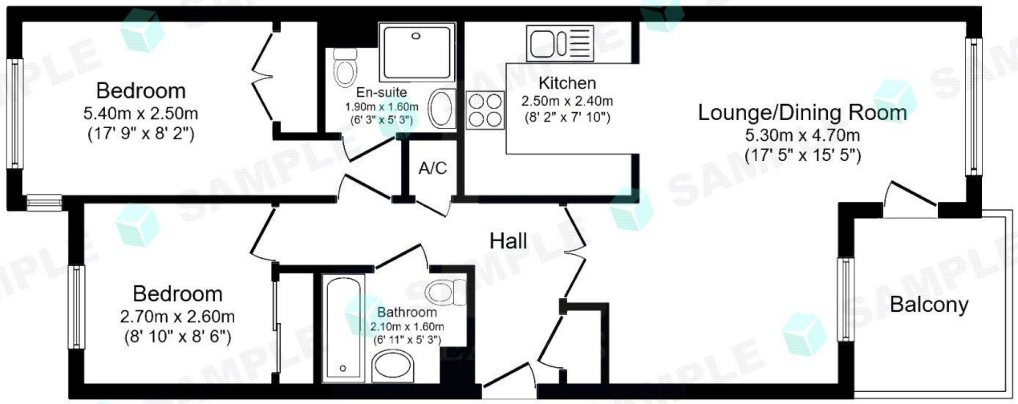


Key Features & Description

- • SPACIOUS TWO-BEDROOM APARTMENT
- • EWS1 CERTIFICATE IN PLACE
- • TWO GENEROUS DOUBLE BEDROOMS
- • WEST-FACING BALCONY
- • PRINCIPAL BEDROOM WITH EN-SUITE
- • SEPARATE FAMILY BATHROOM
- • IMPRESSIVE LOUNGE/DINER
- • SECURE ALLOCATED PARKING
- • LIFT ACCESS TO ALL FLOORS
- • SECURE ENTRY SYSTEM
- • CONVENIENT FOR LOCAL AMENITIES
- • JUST 0.7 MILES FROM THE CITY CENTRE
- • EPC RATING C | COUNCIL TAX BAND [TO CONFIRM]
- • SERVICE CHARGE £3,855 PA | GROUND RENT £200 PA
- EPC Rating C | Council Tax Band B

A fantastic opportunity to purchase a spacious and well-presented two-bedroom apartment, ideally positioned just 0.7 miles from the city centre and offered by a motivated seller seeking a quick sale. The apartment offers a bright and generous layout perfectly suited for modern living. At the heart of the home is an impressive lounge/diner, providing plenty of space for both relaxing and entertaining, with access to the west-facing outdoor space allowing you to make the most of the afternoon and evening sun. Further advantages include secure allocated parking, a secure entry system and lift access to all floors, providing both convenience and peace of mind. The location is another major attraction, placing a wide range of everyday amenities within easy reach while the city centre is just 0.7 miles away. With generous accommodation, outdoor space, secure parking and excellent access to the city centre, this apartment represents an attractive opportunity for buyers looking for a conveniently located modern home. Early viewing is highly recommended, particularly given the seller's desire to achieve a prompt sale.

These particulars are believed to be correct and have been verified by or on behalf of the Vendor. However, any interested party will satisfy themselves as to their accuracy and as to any other matter regarding the Property or its location or proximity to other features or facilities which is of specific importance to them. Distances and areas are only approximate and unless otherwise stated fixtures contents and fittings are not included in the sale. Prospective purchasers are always advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase.'' Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £96 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes mover protection.



Floor Plan

Total floor area 63.0 sq. m. (678 sq. ft.) approx

Important Notice

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Leaders.

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