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Osborne House, Canute Road, Southampton



Asking Price £210,000

Hunters are delighted to present this two-bedroom, two-bathroom top floor flat, offering approximately 64.3 sq. m (692 sq. ft) of comfortable living space. 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.

Tenants in situ paying £1300.00 per month vacating at the end of August.

Located within easy reach of local amenities and transport links, this property offers both convenience and ease.

Tenure Type: Leasehold

Leasehold Years remaining on lease: 99 Years Remaining Approx.

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

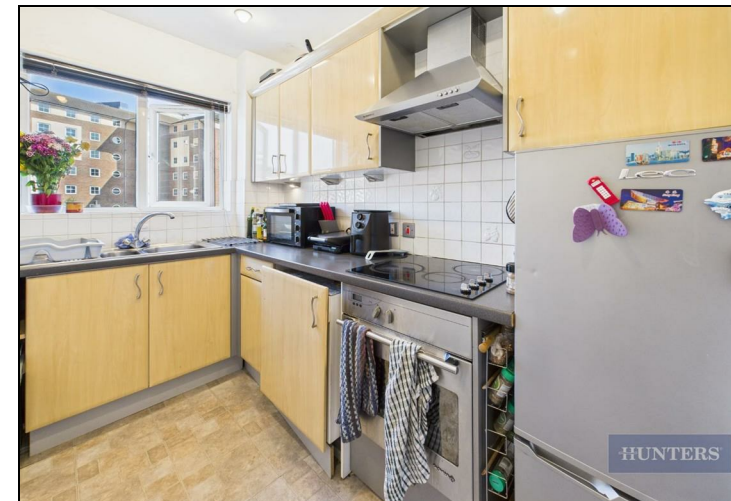
Estate Charge: £590 Per Annum Approx.

Leasehold Ground Rent Amount: £200 Per Annum Approx.

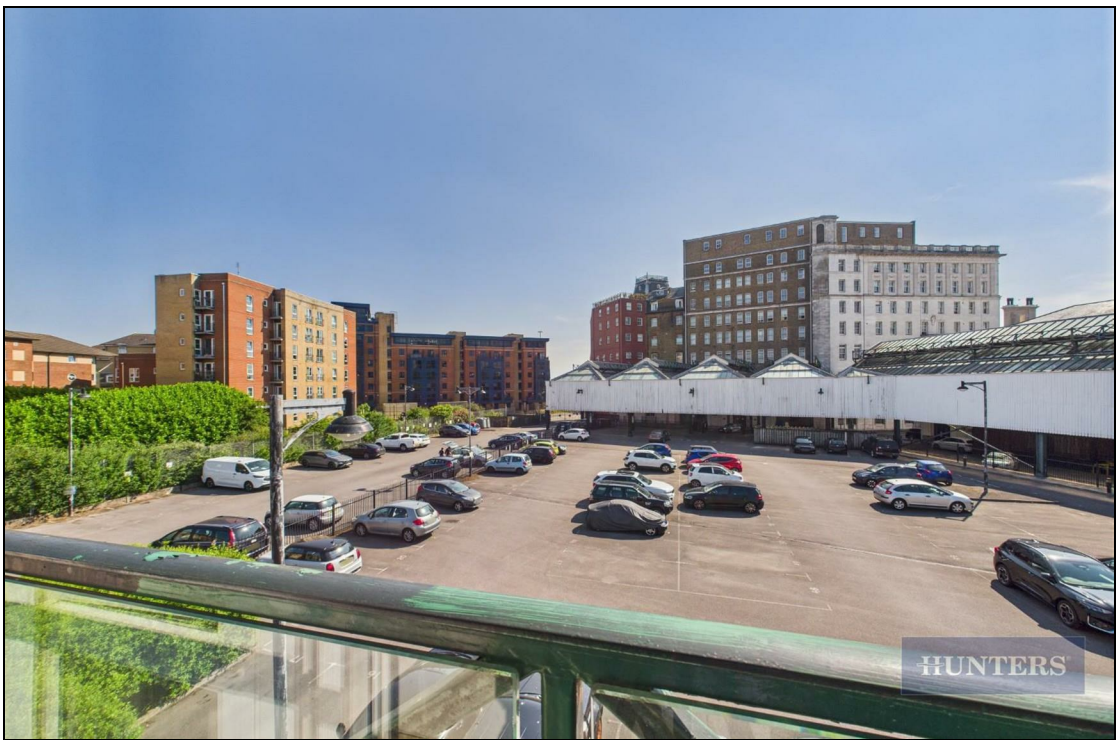
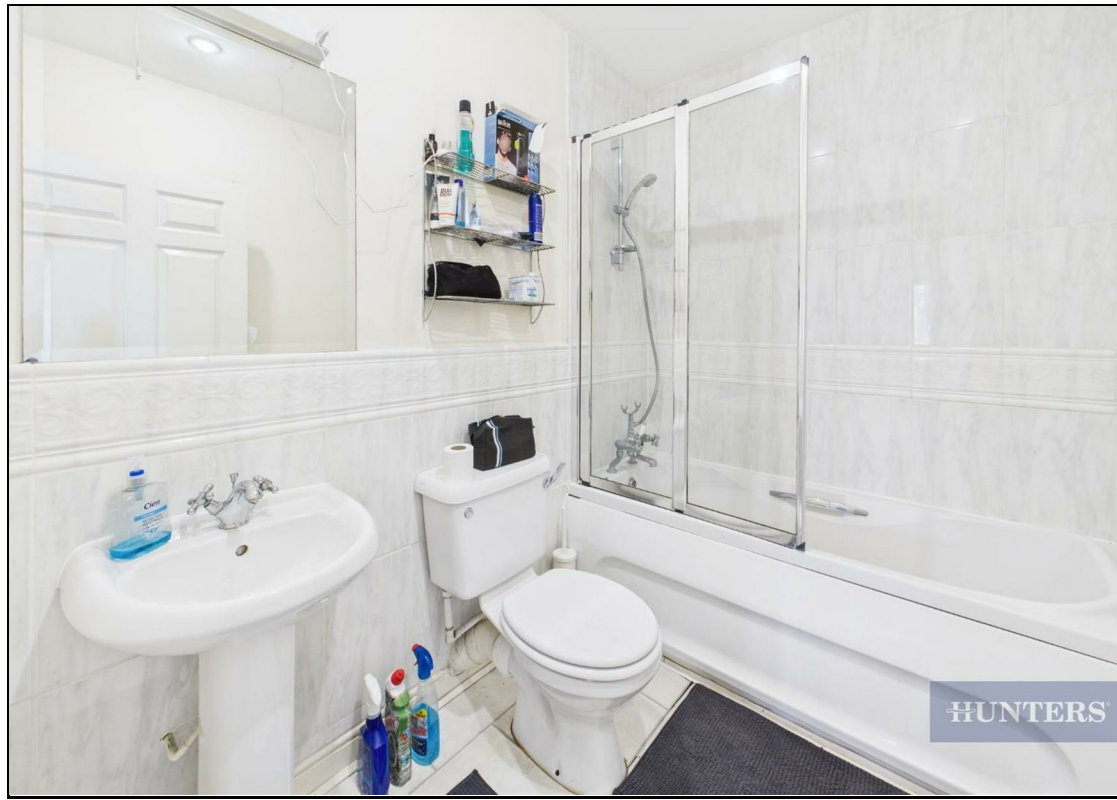
Council Tax Banding: C

KEY FEATURES

- Top Floor Flat
 - Two Bedrooms
 - Two Bathrooms
 - Ensuite to Master Bedroom
 - Juliet Balcony
 - Allocated Parking
 - Communal Gardens
 - Ample Storage
 - Central Location
- Current Rental Income £1300.00 per month







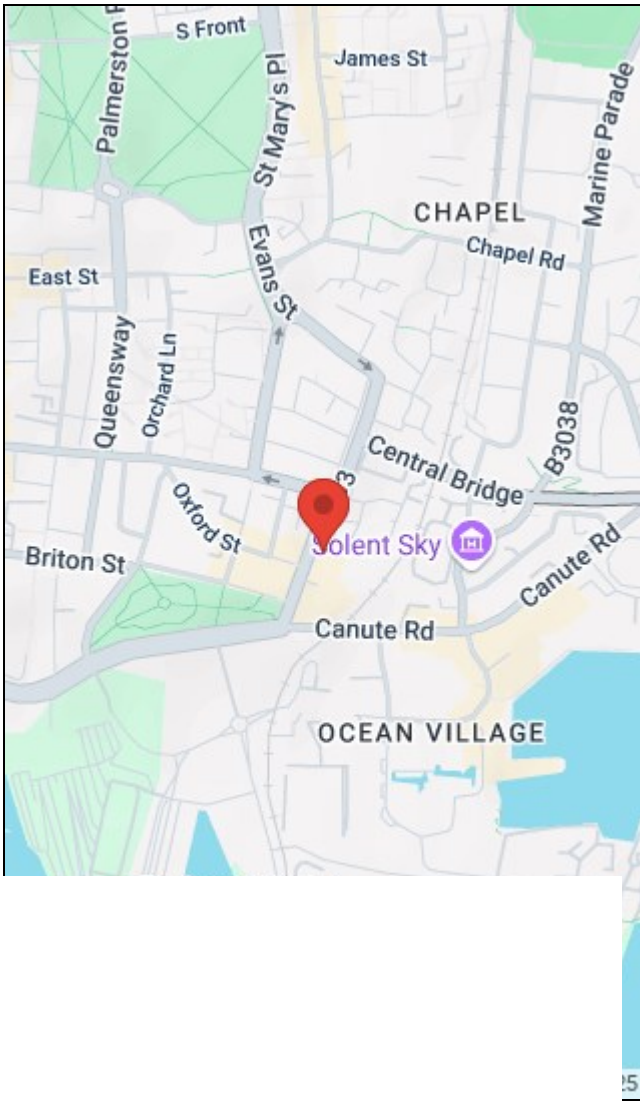
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Approximate total area⁽¹⁾
64.3 m²
692 ft²

(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.

GIRAFFE360



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

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

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