



Apartment 11, Rosemary House, 136 Botley Road, Swanwick, SO31 1BU

Asking Price £215,000



Rosemary House
Botley Road |
Swanwick | SO31 1BU
Asking Price £215,000

W&W are delighted to offer for sale this well presented two double bedroom top floor apartment with lift access. The property boasts two double bedrooms, lounge with Juliette balcony, kitchen, family bathroom & en-suite shower room. The property also enjoys beautifully landscaped communal gardens, communal lift and allocated parking.

Rosemary House is ideally situated with many amenities within walking distance including Swanwick train station, Park Gate shops and amenities & a variety of eateries. Whiteley Shopping Centre is 1.5 miles away and Locks Heath Centre just over a mile.





Well presented two double bedroom top floor apartment

Walking distance to local shops, train station & further amenities

Welcoming entrance hall enjoying engineered wood flooring flowing into the lounge/dining room

Spacious lounge/dining room with balcony enjoying panoramic views of the manicured gardens

Kitchen enjoying Velux window, built In oven/hob & space for additional appliances

Main bedroom benefitting from built in wardrobes & en-suite shower room

Guest double bedroom benefitting from built in wardrobes

Family bathroom with three piece white suite

Beautifully landscaped communal gardens majority laid to lawn with mature trees

Communal facilities available including lift access to all floors, bin stores & cycle store

Security intercom system

Service charge approx. £1560 PA

104 Years Remaining On The Lease

AGENTS NOTE - The Vendor informs us that all of the apartments in the block own a share of the freehold

ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

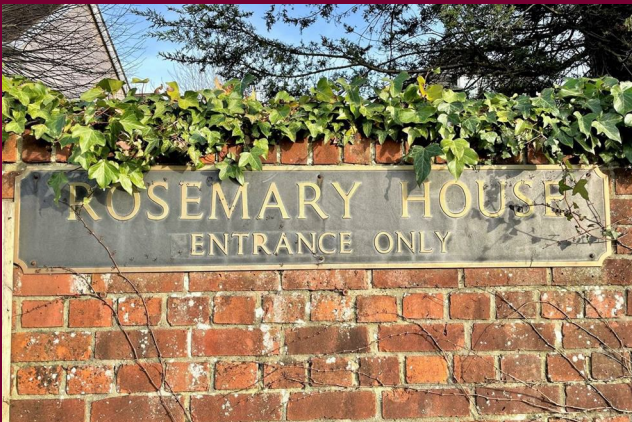
Sewerage - Mains

Heating - Gas central heating with replacement '2024' Worcester combination boiler

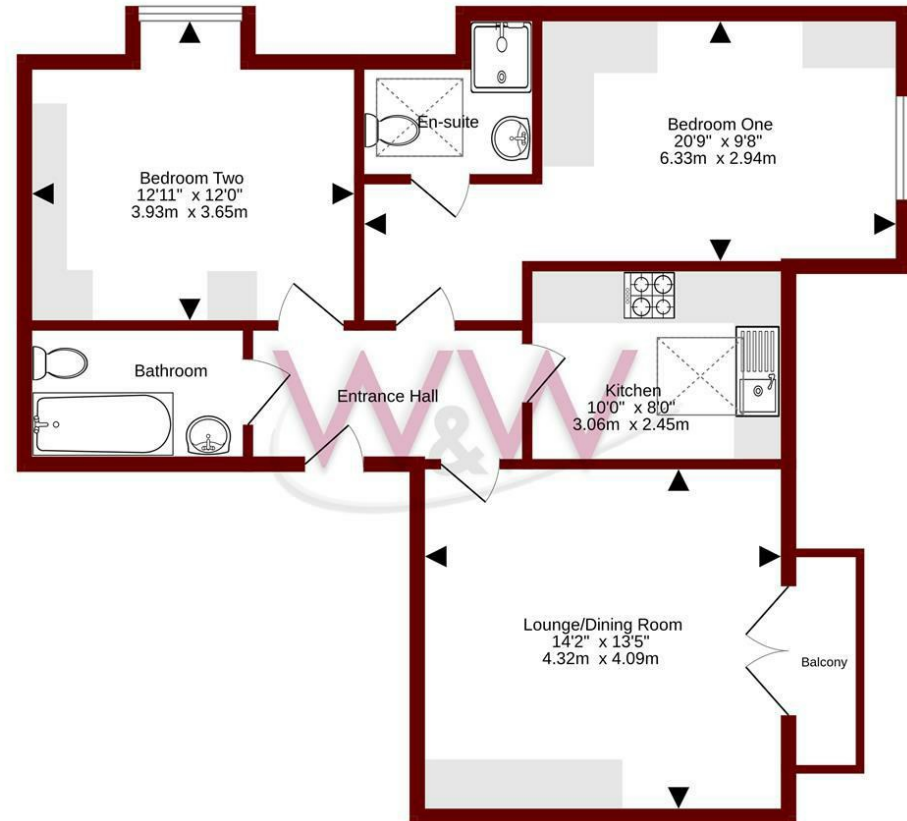
Broadband - There is broadband connected to the property and the seller informs us that this is supplied by EE

Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground Floor
711 sq.ft. (66.0 sq.m.) approx.



TOTAL FLOOR AREA : 711 sq.ft. (66.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		
	78	80
England & Wales	EU Directive 2002/91/EC	

Council Tax Band - C

Tenure - Leasehold

Current EPC Rating - C

Potential EPC Rating - C

H3 Whiteley Shopping Centre

Whiteley Way

Whiteley

Hants

PO15 7PD

01489 580800

whiteley@walkerwaterer.co.uk

www.walkerwaterer.co.uk