



Flat 24 Foxfield, 82 Botley Road, Park Gate, SO31 1BZ

Offers In Excess Of £200,000



Foxfield, Botley Road |
Park Gate | SO31 1BZ
Offers In Excess Of £200,000

W&W are delighted to offer to the market this two double bedroom first floor apartment. The property enjoys two bedrooms, lounge/dining room, kitchen, bathroom & en-suite shower room to the main bedroom. The property also enjoys underground parking.

Foxfield is ideally situated with Park Gate shops and amenities less than a 5 minute walk away, also within walking distance is The Village Inn restaurant and Swanwick train station. The M27 is also easily accessible from this property just a mile away.





Well presented two double bedroom first floor apartment

Spacious dual aspect lounge/dining room with Juliette balcony

Kitchen boasting built in fridge/freezer, dishwasher, washing machine & fridge/freezer

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

Guest bedroom also benefitting from built in wardrobes

Bathroom comprising three piece white suite

Underground parking

Popular location with Swanwick train station & local amenities close by

107 Years remaining on the lease

Ground rent charge approx. £498 PA

Service charge approx. £2008 PA

ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

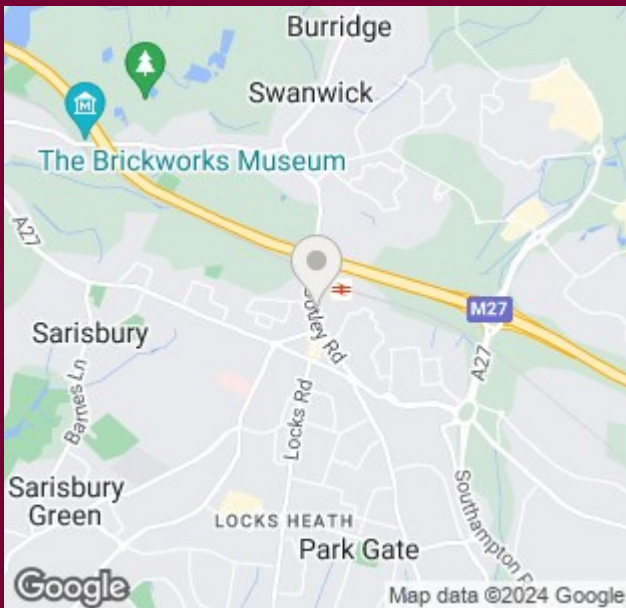
Sewerage - Mains

Heating - Gas central heating

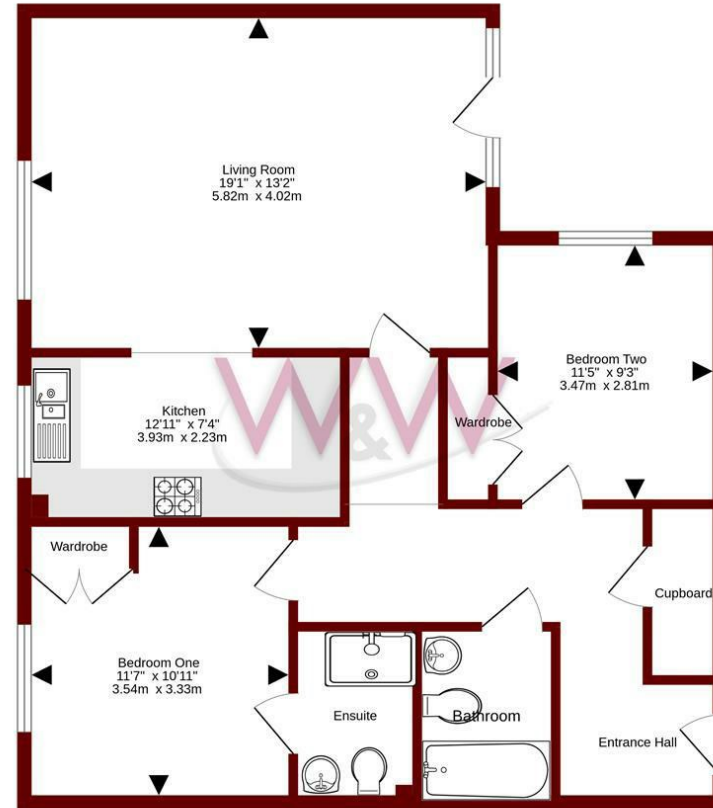
Broadband - There is broadband connected to the property and the seller informs us that this is supplied by BT

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
827 sq.ft. (76.8 sq.m.) approx.



TOTAL FLOOR AREA : 827 sq.ft. (76.8 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		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band - B - £1150 Per Annum

Tenure - Leasehold

Current EPC Rating - B

Potential EPC Rating - B

20e Bridge Road
Park Gate
Southampton
Hampshire
SO31 7GE

01489 577990
parkgate@walkerwaterer.co.uk
www.walkerwaterer.co.uk