



15 Park Mews, Park Gate, SO31 1ED

Asking Price £165,000



Park Mews |
Park Gate | SO31 1ED
Asking Price £165,000

W&W are delighted to offer for sale this well presented one double bedroom ground floor maisonette overlooking woodland views to the front. The property boasts one double bedroom, lounge/dining room, kitchen, cloakroom & en-suite bathroom. The property also benefits from allocated parking & communal gardens.

Park Mews is situated with many amenities within easy walking distance including banks, shops, eateries & train station. Excellent transport links are also close by.





Well presented one double bedroom maisonette overlooking woodland views to the front

Spacious lounge/dining room with two large built in storage cupboards & centrepiece fireplace

Kitchen boasting built in oven/hob with space for additional appliances

Cloakroom comprising two piece white suite

Main bedroom with window to the rear

En-suite bathroom comprising two piece white suite

136 Years remaining on the lease

Ground rent charge approx. £300 PA

Estate management charge approx. £1100 PA

Allocated parking

Communal gardens

ADDITIONAL INFORMATION

Property construction - Traditional Brick

Electricity supply - Mains

Water supply - Mains

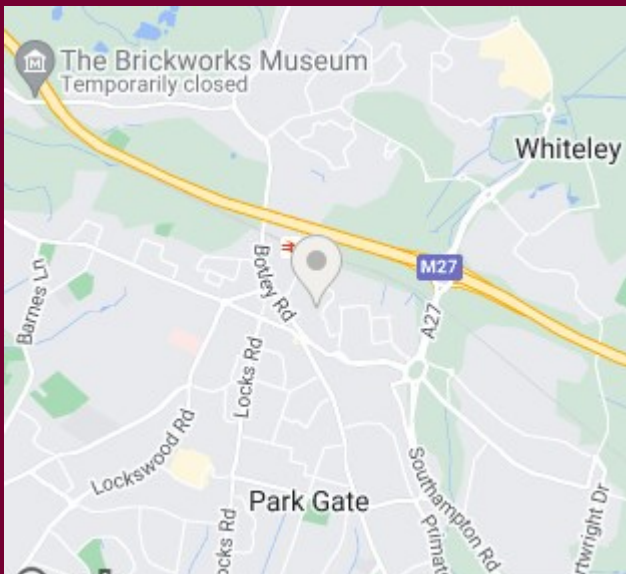
Sewerage - Mains

Heating - Electric Heating throughout

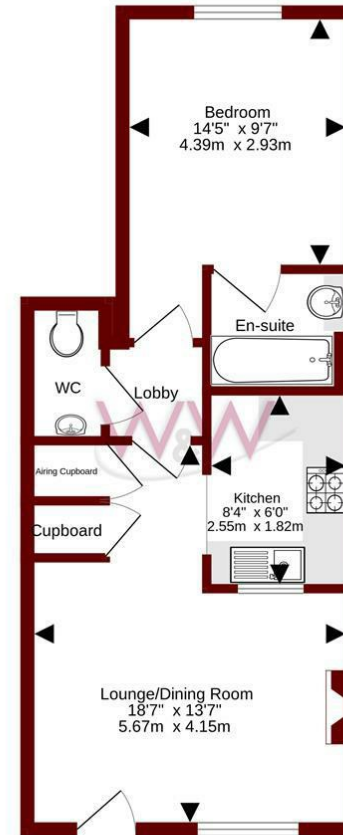
Broadband - There is broadband connected to the property and the seller informs us that this is supplied by Sky

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
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA: 417 sq.ft. (38.7 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 | | | 83 |
| (81-91) B | | | |
| (69-80) C | | 69 | |
| (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 - A - £1320 Per Annum

Tenure - Leasehold

Current EPC Rating - C

Potential EPC Rating - B

20e Bridge Road

Park Gate

Southampton

Hampshire

SO31 7GE

01489 577990

parkgate@walkerwaterer.co.uk

www.walkerwaterer.co.uk