



Flat 7, 82, Foxfield Botley Road, Park Gate, SO31 1BZ

Offers In Excess Of £200,000



Botley Road |

Park Gate | SO31 1BZ

Offers In Excess Of £200,000

W&W are pleased to offer for sale this well presented two double bedroom ground floor apartment. The property boasts two bedrooms, lounge/dining room, kitchen, main bathroom & en-suite shower room to the main bedroom. The property also has the added benefit of 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 ground floor apartment

No chain ahead

Spacious entrance hall boasting built in storage cupboard with plumbing for washing machine

20'1ft Lounge/dining room with Juliette balcony opening out onto woodland views

Kitchen boasting built in oven, hob, fridge/freezer & dishwasher

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

Additional guest bedroom also benefitting from built in wardrobes

Main bathroom comprising three piece suite

Allocated parking underground

Ground rent charge approx. £495 PA

Service charge approx. £2200 PA

105 Years remaining on the lease

ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

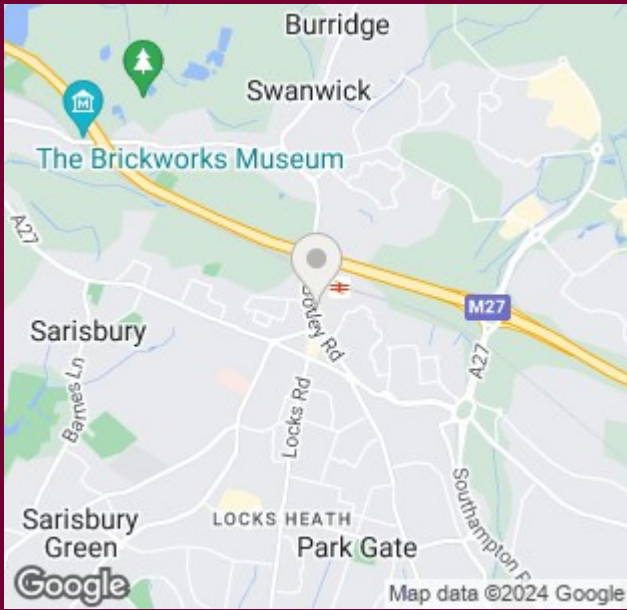
Sewerage - Mains

Heating - Electric heating

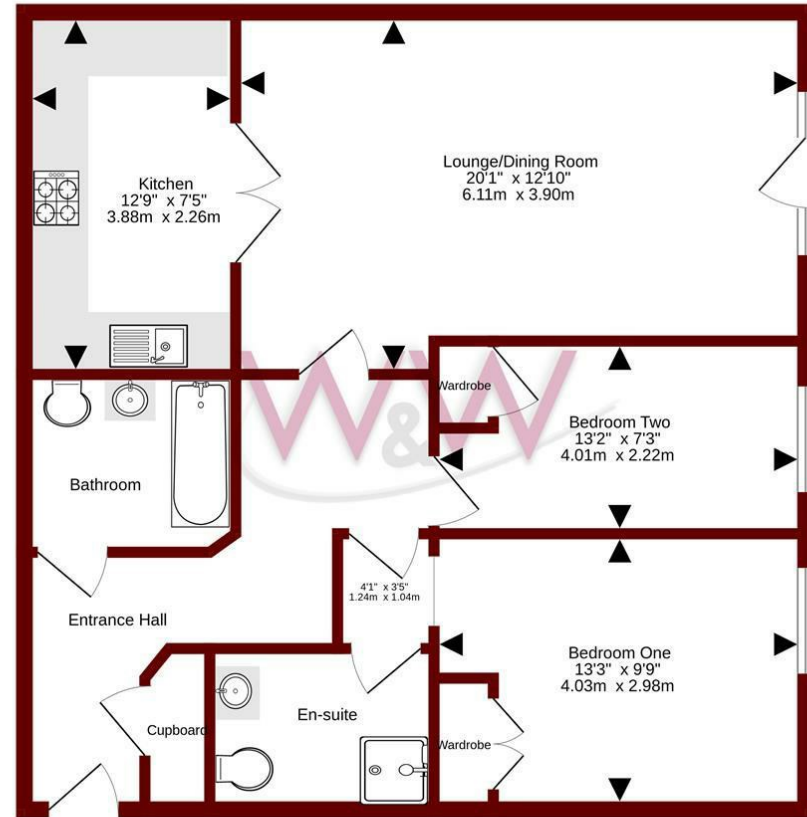
Broadband - There is broadband connected to the property but we are unaware of the provider as it is currently rented out

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
781 sq.ft. (72.6 sq.m.) approx.



TOTAL FLOOR AREA: 781 sq.ft. (72.6 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		75	75
(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

Tenure - Leasehold

Current EPC Rating - B

Potential EPC Rating - B

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