



43 Badgers Copse, Park Gate, SO31 1DW

Asking Price £169,995





Badgers Copse |  
Park Gate | SO31 1DW  
Asking Price £169,995

W&W are pleased to offer for sale this one double bedroom first floor apartment. The property boasts one bedroom, lounge/dining room, kitchen & main bathroom. The property also benefits from communal gardens & allocated parking to the rear.

Badgers Copse is situated in Park Gate with local shops & amenities less than half a mile away. Excellent transport links are also within easy access, including A27, M27 & Swanwick train station which is just a short walk away & offers direct links to Portsmouth & Southampton.





One double bedroom first floor apartment

No chain ahead

18'4ft Lounge/dining room with twin windows

Entrance hall enjoying two large built in storage cupboards

Kitchen with space/plumbing for appliances

Main bedroom benefitting from built in wardrobes

Bathroom comprising three piece white suite

Service charge approx. £2,058.24

It appears from the lease that the ground rent will be £50 per annum until 2035 before increasing to £100 per annum

78 Years remaining on the lease

Communal gardens, bin store, bike store & allocated parking to the rear

Ideal first time buy or investment opportunity

### **ADDITIONAL INFORMATION**

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

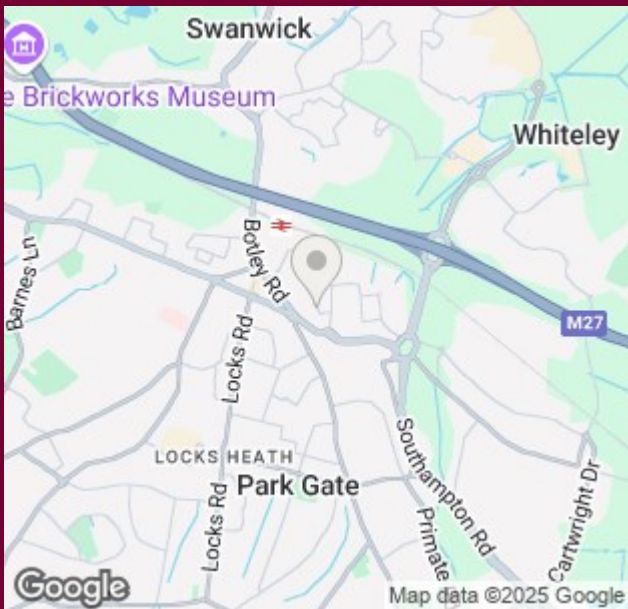
Sewerage - Mains

Heating - Gas central heating

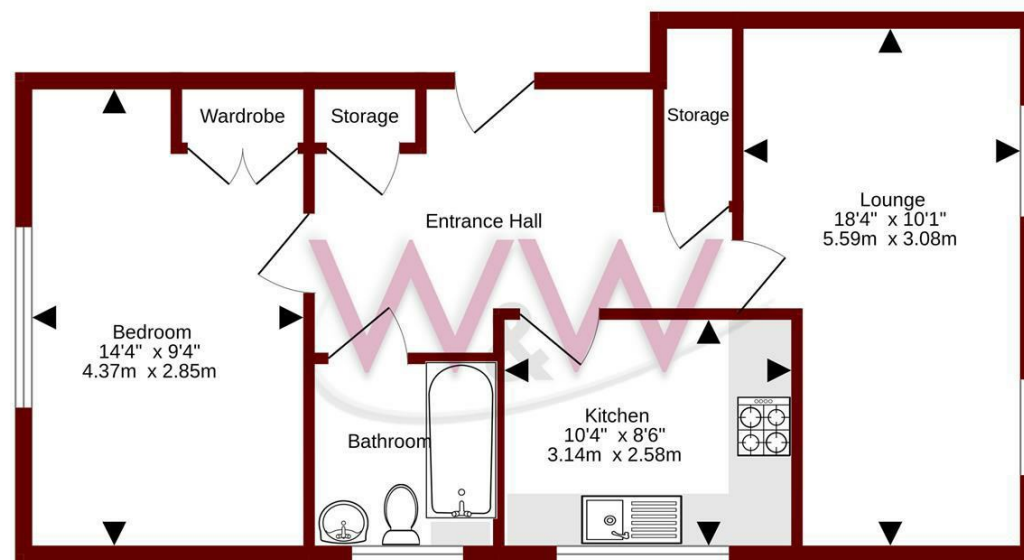
Broadband - There is broadband connected to the property but we aren't aware of the current provider

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  
589 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA : 589 sq.ft. (54.7 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.  
Made with Metropix 5/2024

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

Council Tax Band - B

Tenure - Leasehold

Current EPC Rating - C

Potential EPC Rating - C

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