



Flat 3, 4, Gloucester Drive , Sarisbury Green, SO31 7PF

Asking Price £255,000



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Sarisbury Green | SO31 7PF
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W&W are delighted to offer for sale this well presented 2017 built two double bedroom first floor apartment. The property enjoys two double bedrooms, impressive 20'5ft open plan living/kitchen/dining room, modern main bathroom & modern en-suite shower room to the main bedroom. The property also enjoys allocated parking for two vehicles to the rear.

Gloucester Drive is situated in the popular 'Coldeast Way' development with local amenities of Park Gate and Locks Heath within walking distance, along with Swanwick train station. You will also find the 'Orange Grove Hotel & Gardens', Holly Hill Sports Complex and Holly Hill woods all within short walking distance to explore connecting to the Hamble River and Warsash. The property is also within catchment area to the local Sarisbury Junior, Sarisbury Infant & Brookfield Secondary school.





2017 David Wilson built two double bedroom first floor apartment

No chain ahead

Spacious entrance hall boasting built in storage cupboard

20'5ft Dual aspect open plan living/kitchen/dining room

Modern kitchen boasting integrated fridge/freezer, oven, hob & washing machine

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

Additional double bedroom

Modern main bathroom comprising three piece white suite

Length of lease is 155 years (started in 1/12/2013) with approx. 143 years left

Service charge approx. £1511.17 PA

Ground rent charge approx. £360 PA and the seller informs us that this is reviewed every 15 years with the next review period being in 2032

Allocated parking to the rear for two vehicles

Communal facilities include bin store, bike store & gardens

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

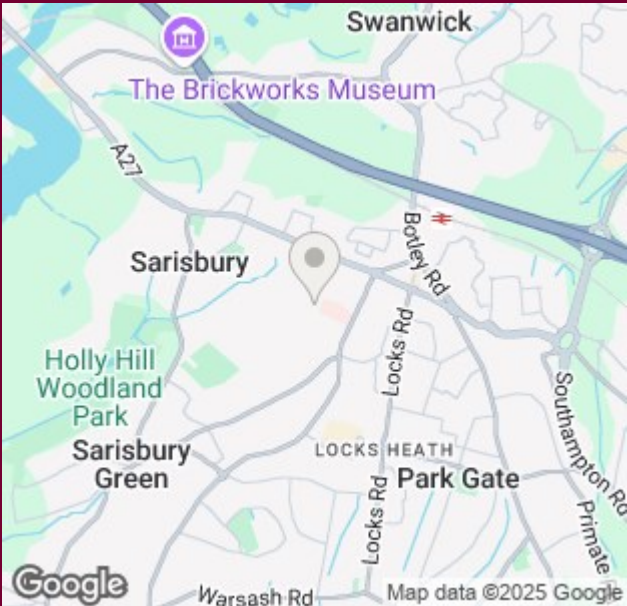
Sewerage - Mains

Heating - Gas central heating with combination boiler

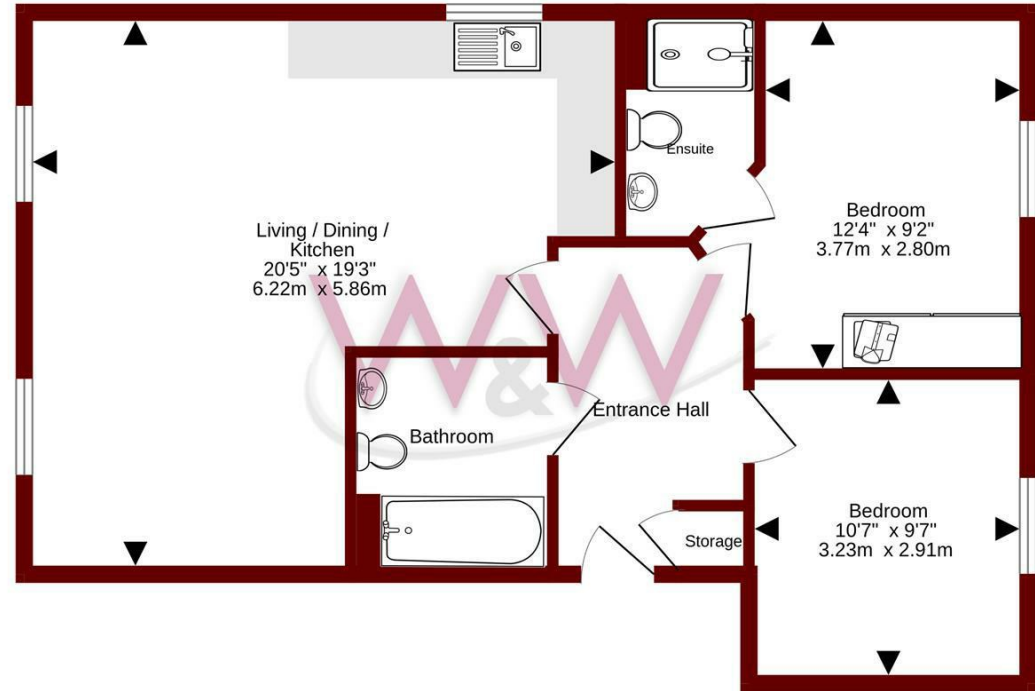
Broadband - There is no broadband currently connected to the property as the property is unoccupied, the block itself has full connectivity to the hi-speed fibre network and quality of coverage is excellent

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/>



Floorplan
692 sq.ft. (64.3 sq.m.) approx.



TOTAL FLOOR AREA : 692 sq.ft. (64.3 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 - C

Tenure - Leasehold

Current EPC Rating - B

Potential EPC Rating - B

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