



6 Foxfield Botley Road, Park Gate, SO31 1BZ

Asking Price £210,000

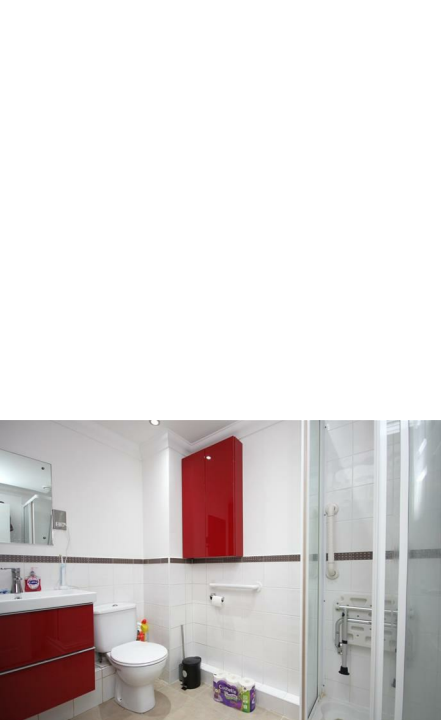


Botley Road |
Park Gate | SO31 1BZ
Asking Price £210,000

W&W are pleased to offer for sale this two double bedroom ground floor apartment. The property enjoys two bedrooms, 20'ft lounge/dining room, kitchen, main bathroom & en-suite shower room to the main bedroom. The property also benefits from underground carparking.

Foxfield is situated close to Middle Road, this property offers good access to the local amenities in Park Gate which include convenience stores, take aways, chemist and pubs. It is also situated on a bus route and a short distance away from Swanwick Railway station. Junction 9 of the M27 is close by with good links to Portsmouth and Southampton with the A27 taking you East towards Fareham and West towards Hedge End.





Two double bedroom ground floor apartment

20'ft Lounge/dining room with internal double doors opening into the kitchen

Kitchen boasting integrated oven, hob, fridge/freezer & space for washing machine

Main bedroom benefitting from built in wardrobe & modern re-furbished en-suite shower room

Guest bedroom also benefitting from built in wardrobes

Modern re-furbished main bathroom comprising three piece suite

105 Years remaining on the lease

Ground rent charge approx. £495 PA reviewed every 15 years

Service charge approx. £2134 PA and the seller informs us that this is reviewed yearly

Communal facilities include bin store, bike store & gardens to the front

Underground secure allocated parking

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

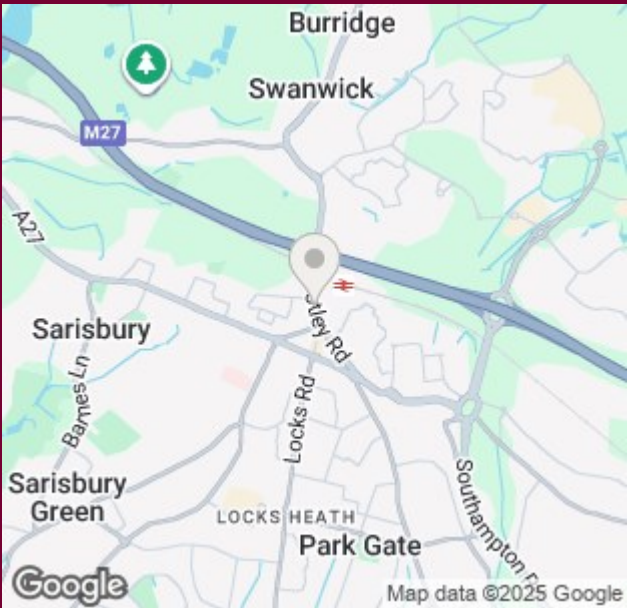
Sewerage - Mains

Heating - Gas central heating

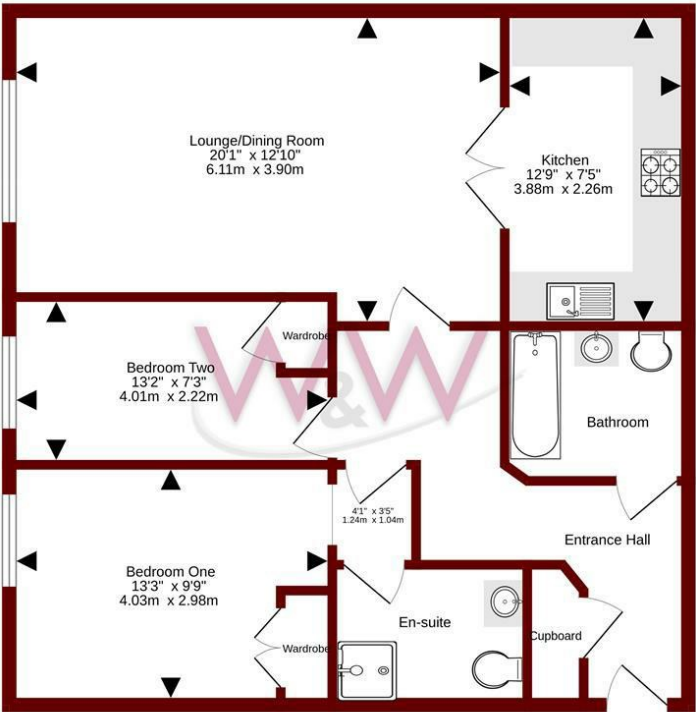
Broadband - There is broadband connected to the property

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 for any prospective purchases. 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		
(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 - £1650 Per Annum

Tenure - Leasehold

Current EPC Rating - B

Potential EPC Rating - B

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