



Flat 20, Foxfield 82 Botley Road, Park Gate, Southampton, SO31 1BZ

Asking Price £210,000



Foxfield | 82 Botley Road | Park Gate
Southampton | SO31 1BZ
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W&W are delighted to offer for sale this beautifully presented two bedroom first floor apartment. The property enjoys two bedrooms, 20'1ft lounge/dining room, modern kitchen, main bathroom & en-suite shower room to the main bedroom. The property also benefits from underground secure allocated parking.

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.





Beautifully presented two bedroom first floor apartment

Welcoming entrance hall enjoying attractive wood effect laminate flooring & built in large storage cupboard

20'1ft Open plan lounge/dining room with Juliet balcony

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

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

Guest bedroom also benefitting from built in storage

Modern main bathroom comprising three piece white suite

Secure underground allocated parking for one vehicle

105 Years remaining on the lease

Ground rent charge approx. £247.50 PA

Service charge approx. £2,017.42 PA

Clear EWS1 status

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

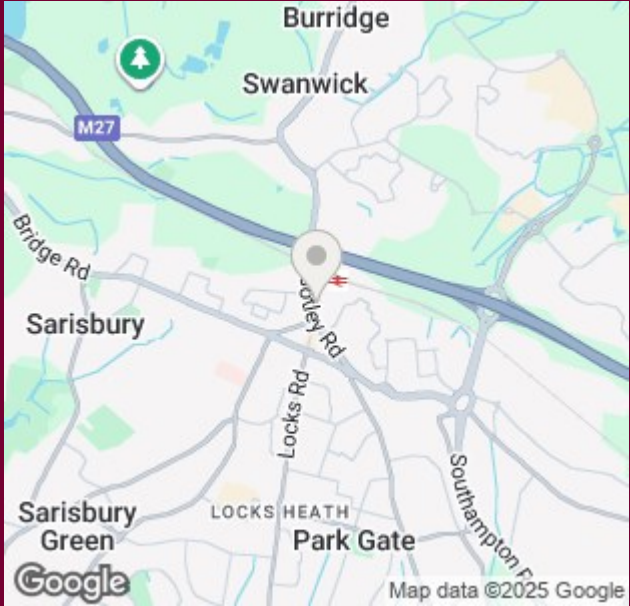
Sewerage - Mains

Heating - Gas central heating

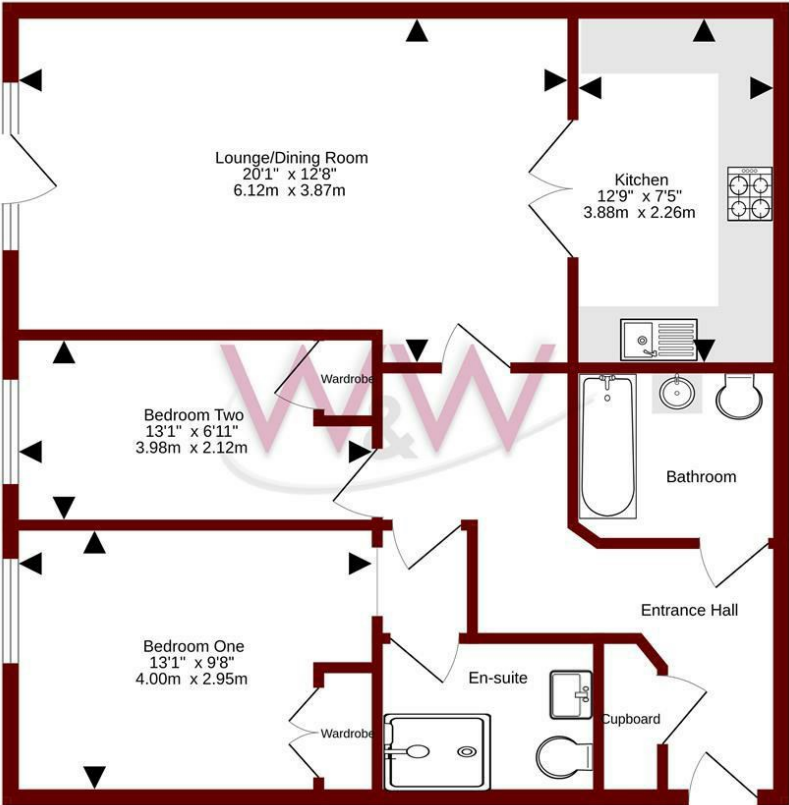
Broadband - There is broadband connected to the property

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 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 - B

Tenure - Leasehold

Current EPC Rating - B

Potential EPC Rating - B

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