



Chimney Pots  
ESTATE AGENTS

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Addison Court, Duncan Road, Park Gate  
Asking Price £180,000





- A beautifully presented ground floor apartment
- Offering bright and spacious accommodation
  - Generous lounge/diner
    - Fitted kitchen
  - Two double bedrooms and modern bathroom
    - Undercroft parking
- Central Park Gate, and close to amenities and the station
  - Available with no forward chain

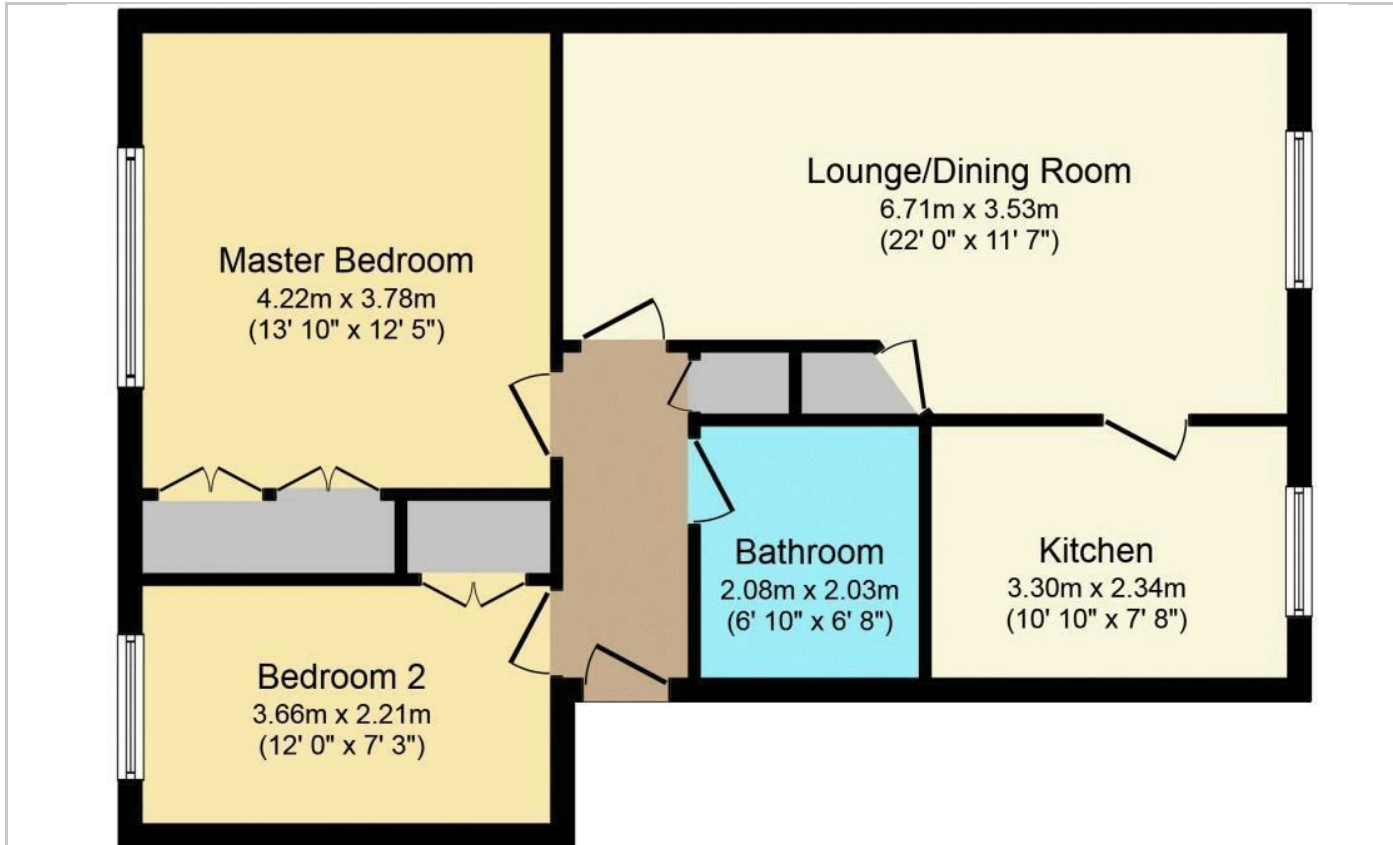


Situated just a short stroll from Swanwick Train Station and within walking distance of Park Gate Village Centre, this well-kept property presents a prime opportunity for first-time buyers or investors alike. With a generous entrance hall leading to two double bedrooms and a white-tiled bathroom, the neutral colour scheme allows for easy customization to suit personal tastes. The expansive lounge/dining room offers flexibility for layout options, flowing seamlessly into the modern kitchen. Located on the ground floor, this property is ideal for those looking to downsize, invest in a rental property, or make this their first home purchase. Adding to its appeal is the allocated parking space in the unique underground car park, providing added security for residents' vehicles. Don't miss out on the chance to view this lovely property and make it your own. Viewing is highly recommended.



Council Tax Band: B Fareham

## Floor Plans



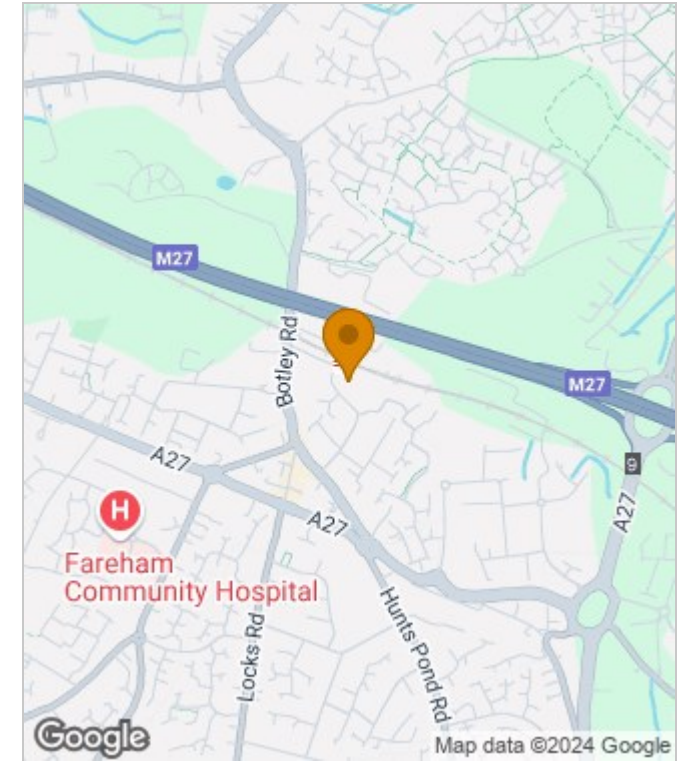
**Ground Floor Plan**

Total floor area 68.0 sq. m. (732 sq. ft.) approx

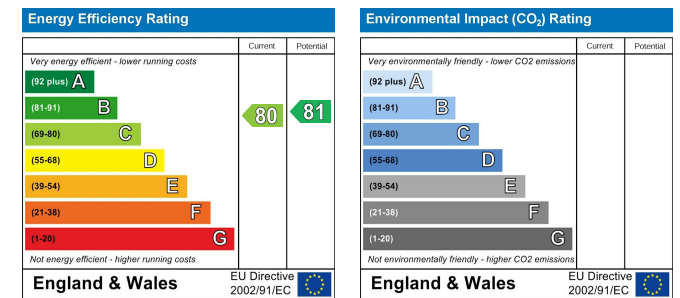
Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Plan produced for Purple Bricks. Powered by PropertyBOX

## Area Map



## Energy Performance Graph



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