



Flat 39 Badgers Copse, Park Gate, Southampton, SO31 1DW

Asking Price £165,000



Badgers Copse | Park Gate  
Southampton | SO31 1DW  
Asking Price £165,000

W&W are pleased to offer for sale this one double bedroom ground floor apartment. The property boasts one bedroom, lounge/dining room, modern kitchen & modern 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 ground floor apartment

No chain ahead

Entrance hall enjoying two large built in storage cupboards

18'4ft Lounge/dining room with twin windows

Modern re-fitted kitchen enjoying attractive wood effect worktops & high gloss cabinets

Main bedroom benefitting from built in wardrobes

Modern bathroom comprising three piece white suite & attractive wall tiling

Service charge approx. £2,140.20 PA

Ground rent charge approx. £50 PA

75 Years remaining on the lease ( 95 years from 2002)

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

Ideal first time buy or investment opportunity

### **ADDITIONAL INFORMATION**

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

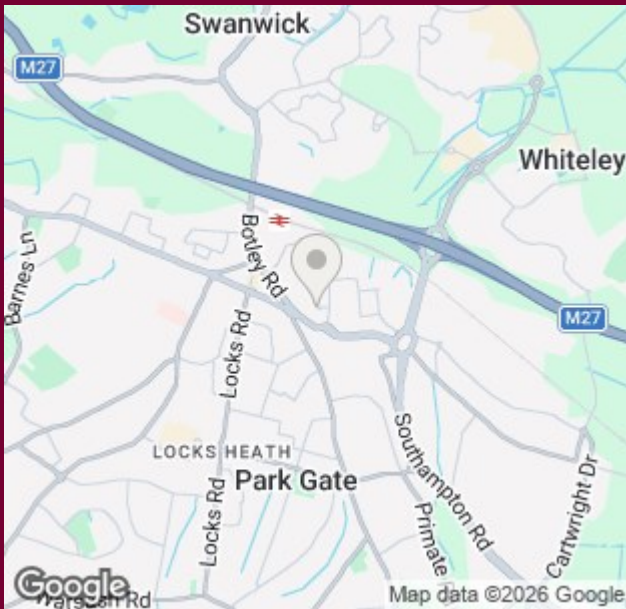
Sewerage - Mains

Heating - Gas central heating

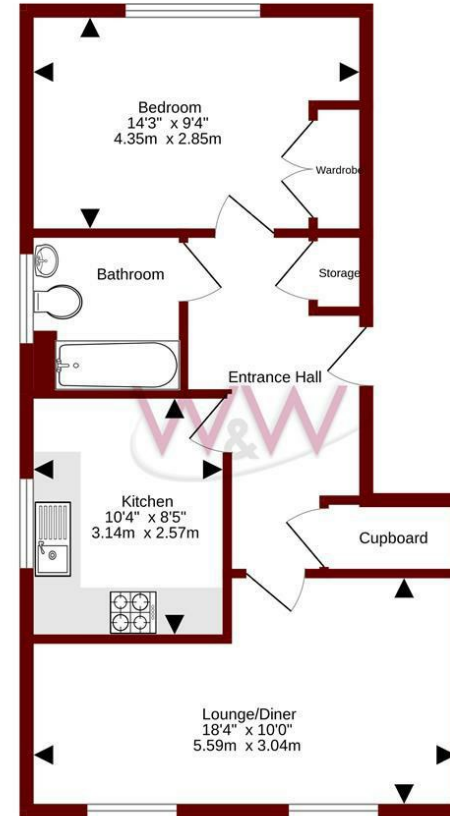
Broadband - There is broadband connected to the property

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  
530 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA : 530 sq.ft. (49.3 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			
(69-80) C		75	76
(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 - C

Potential EPC Rating - C

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