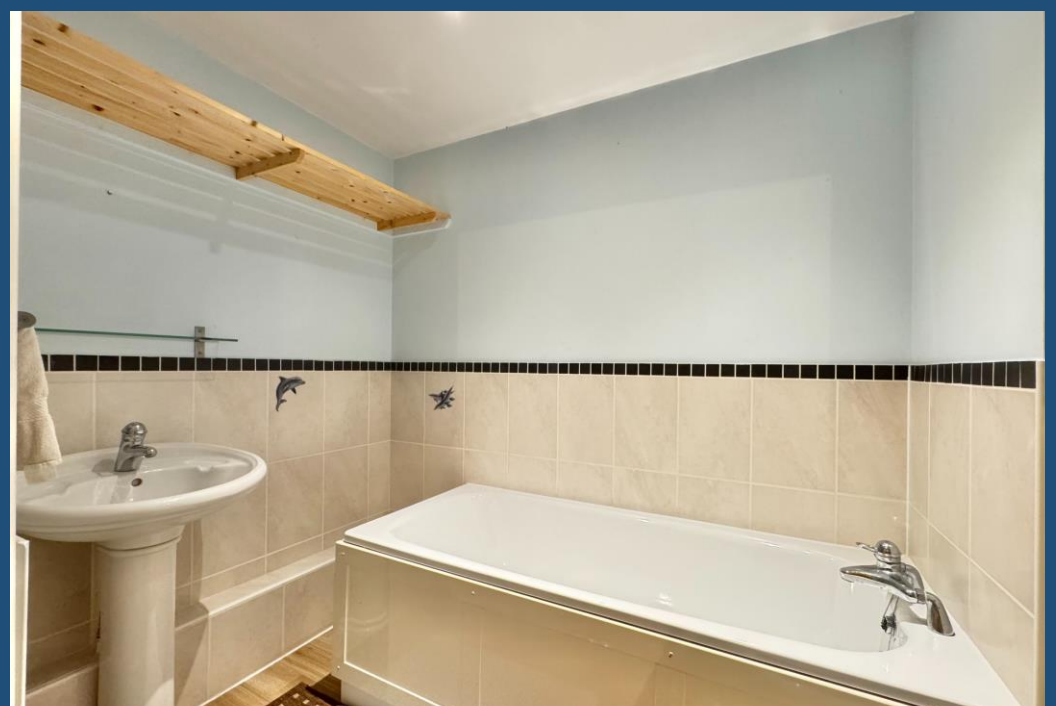




**£175,000**  
Leasehold

**4 Marion House, Bastins Close**  
Park Gate, Southampton, Hampshire SO31 1DZ



## Quick View



2 Bedrooms



None



1 Living Room



2 Bathrooms



Ground Floor Flat



EPC Rating TBC



1 x Allocated Parking Space



Council Tax Band B

## Reasons to View

- Excellent access to all local amenities which includes shops, chemist, pub and doctors as well as being just a five-minute walk to Swanwick Station.
- The benefit of having a ground floor apartment where you can look out onto the communal gardens and no stairs to climb
- If guests are staying, the bedroom benefits from an en-suite shower room so they have everything they need.
- A modern kitchen is light and airy with the window looking out on the gardens.
- With an allocated parking space you won't be driving round looking for a space.
- Our seller has already found his onward purchase meaning things can move on swiftly.

## Description

Marion House is a small apartment block in Bastins Close, just a five minute walk to Swanwick Station and less than 2 miles from the M27, providing easy access to Portsmouth, Southampton and beyond. Park Gate offers a number of small independent retailers and some more familiar names including Sainsburys and the Co-op. Locally, you will also find popular cafes and restaurants, as well as local pubs.

The communal access has a security entry phone system providing access to the entrance hall which has a built in storage cupboard. The living room is bright and airy with a large window which overlooks the well maintained communal gardens. The kitchen is off the living area, making it easy when you have guests as you can cook and chat at the same time. There are work surfaces with storage above and below, an integrated fridge/freezer, free standing cooker and space for washing machine. From the main hallway you access the bedrooms, both are doubles. The first bedroom has an en suite shower room and the second a wardrobe recess. The bathroom has a white three piece suite and tiling.

Outside you will find the allocated parking space, making this a great location to be able to leave the car, walk to the station or walk to the nearby shops and pub at Park Gate. This could make a great first home, and is ready for it's new owner to really make it home.

## Other Information

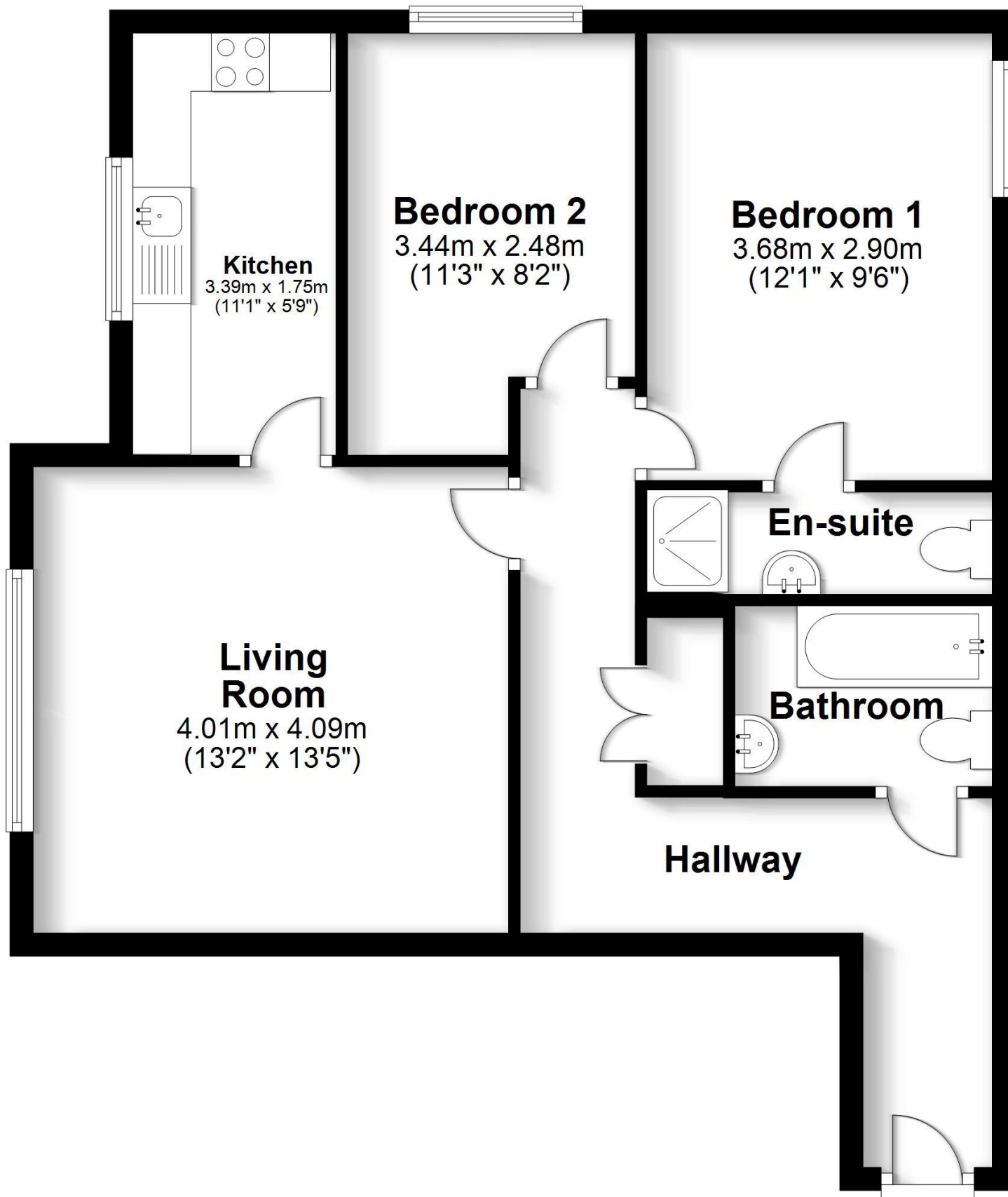
This property is leasehold with 101 years left of the 125 year lease dated 01/01/2002. We are advised that the current annual ground rent is £200, doubling every 25 years. The annual service charge is £1,536 payable to Bastins Estate Management Company Limited.

## Directions

<https://what3words.com/ripen.device.nuptials>

# Ground Floor

Approx. 61.9 sq. metres (666.7 sq. feet)



Total area: approx. 61.9 sq. metres (666.7 sq. feet)

#### Anti-Money Laundering & ID Verification

Once an offer has been accepted, all purchasers will be required to provide proof of funds and complete identification checks in line with the Money Laundering Regulations 2017. We carry out full biometric ID verification via our specialist third-party provider, HIPLA Ltd. The cost is £12 per purchaser, payable prior to the issue of the Memorandum of Sale, and is non-refundable. If you do not have access to a smartphone, please let us know as soon as possible so that alternative arrangements can be made.

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Email us [sales@robinsonreade.co.uk](mailto:sales@robinsonreade.co.uk) Visit us [www.robinsonreade.co.uk](http://www.robinsonreade.co.uk)

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