

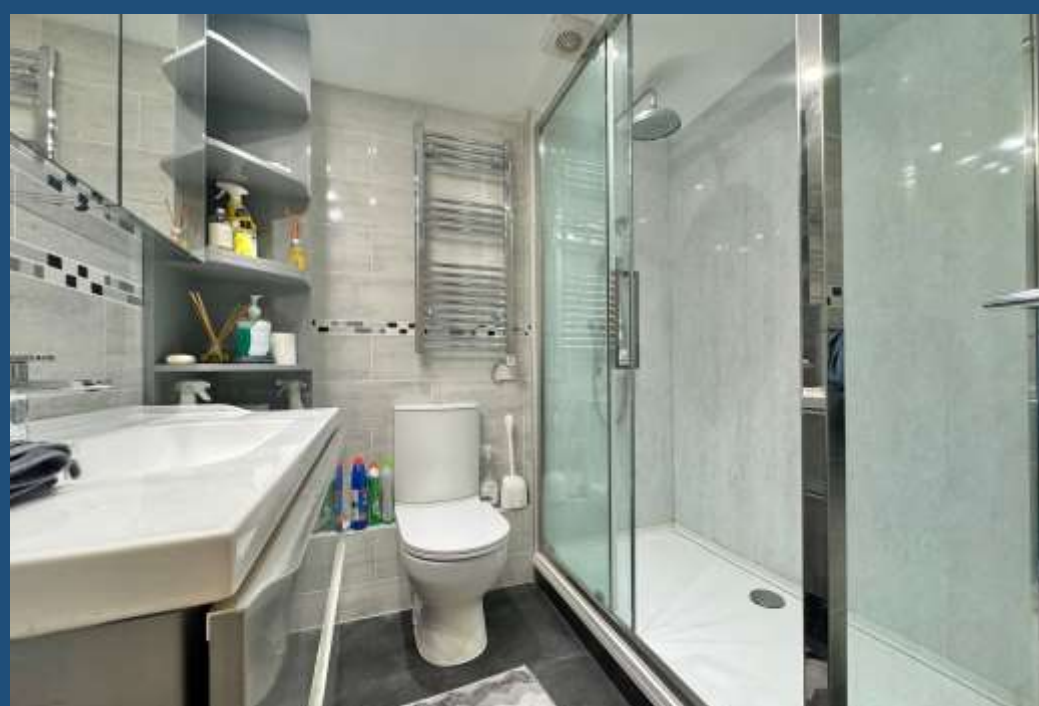


Guide Price £180,000





Leasehold





10 Marion House, Bastins Close

Park Gate, Southampton, Hampshire SO31 1DZ



Quick View

	2 Bedrooms
	1 Living Room
	Flat
	Parking for One

	No Garage
	2 Bathrooms
	EPC Rating C
	Council Tax Band B

Reasons to View

- A beautifully presented and immaculately maintained first-floor apartment with lift access, offered for sale with the added benefit of no onward chain
- Featuring a generous living room and a separate kitchen, the apartment provides ample space for comfortable living, relaxing and entertaining.
- Two generous double bedrooms, including a master bedroom with a stylish modern en-suite, make hosting family and friends effortless.
- Located in the sought-after area of Park Gate, you'll find an excellent selection of local shops, eateries, bars and restaurants just moments away
- Perfect for commuters, the property is just a four-minute drive from the M27 and only a four-minute walk to Swanwick railway station, making travel super convenient.
- Marion House benefits from a private residents' car park adjacent to the building, with one permit parking space included as part of the sale.

Description

The apartment is accessed via a secure communal entrance with both stairs and lift access to the first floor. Positioned immediately to the right as you exit the lift or staircase, the apartment enjoys a convenient and easily accessible location within the building.

Step inside to a welcoming entrance hallway, where attractive wood effect flooring flows seamlessly into the spacious living room. Filled with natural light from two front-facing windows, this generous reception room provides an inviting space to relax, entertain or enjoy everyday living. Adjacent to the living room is the stylish family shower room, beautifully finished with a contemporary grey gloss vanity unit, mirrored cabinet above, a generous walk-in shower with both rainfall and handheld shower attachments, W.C. and a heated towel rail.

Continuing along the hallway, you'll find the second bedroom, a well-proportioned double that offers flexible accommodation for guests, family or use as a home office. The modern kitchen has been thoughtfully fitted with a range of high-gloss white wall and base units, complemented by contrasting worktops and tiled splashbacks. Integrated appliances include a fridge/freezer, Zanussi gas hob with extractor hood, Bosch electric oven and a washing machine. The Worcester combination boiler is neatly housed within a kitchen cupboard, maximising both storage and practicality.

At the end of the hallway is the spacious principal bedroom, offering ample room for freestanding furniture and benefiting from a beautifully appointed en-suite shower room. Designed to complement the main bathroom, it features a walk-in shower with electric shower, W.C., contemporary vanity unit and a mains-heated towel rail.

Residents of Marion House enjoy access to a well-maintained communal garden, providing an attractive outdoor space to enjoy. The property also benefits from one allocated permit parking space within the private residents' car park located to the front of the building, with the permit included as part of the sale.

Other Information

This property is Leasehold with 101 years left of the 125 year lease dated 1/6/2002. We are advised that the annual ground rent is £200 (increasing to £400 on 1/1/27, doubling after every 25 years). The annual service charge is £1,536 payable to Bastins Estate Management Company Ltd (We are advised by our selling client that a share is held in the management company).

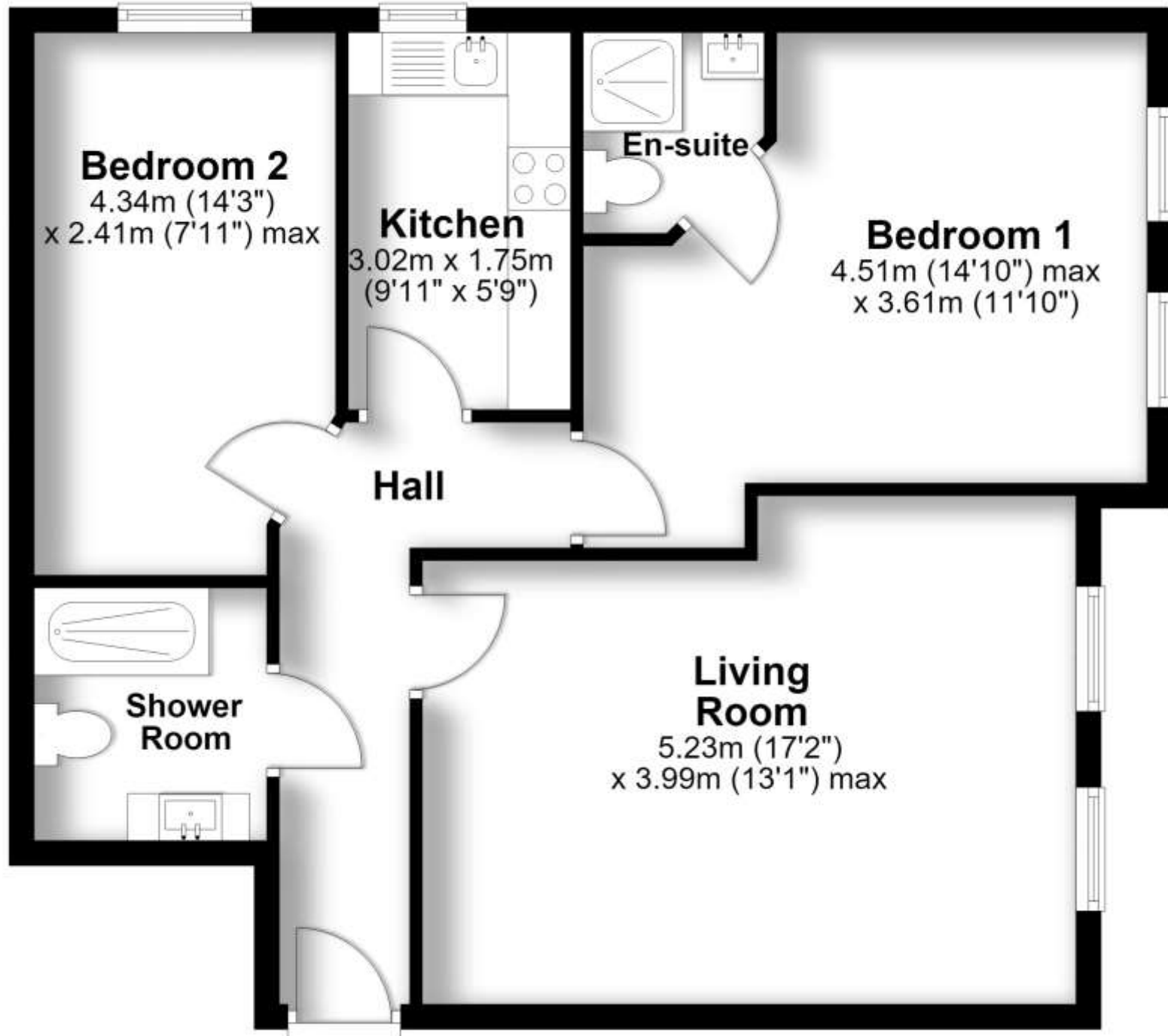
Directions

<https://what3words.com/shed.deflation.scooter>

Marion House, Bastins Close, Park Gate

First Floor

Approx. 63.9 sq. metres (688.3 sq. feet)



Total area: approx. 63.9 sq. metres (688.3 sq. feet)

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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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