



## Flat 25

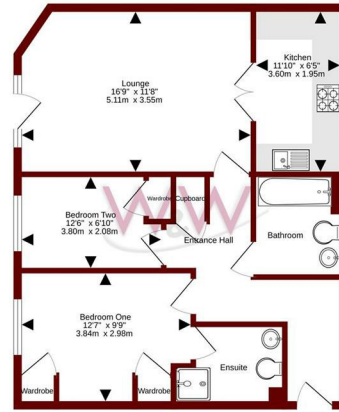
82, Botley Road | Park Gate | Southampton | SO31 1BZ

**£1,150 Per Month**





Ground Floor  
646 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA: 646 sq.ft. (60.0 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan provided here, measurements of flats, houses, offices, etc. may vary from the actual dimensions and responsibility is taken by the user. Please contact the agent for more information. The agent, agent's agents and agents' agents are not liable for any errors or omissions. The agent, agent's agents and agents' agents are not liable for any errors or omissions. The agent, agent's agents and agents' agents are not liable for any errors or omissions.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	



## Description

W&W are pleased to offer for rent this two bedroom first floor apartment. The property boasts two bedrooms, 16'9ft lounge/dining room with Juliette balcony, kitchen, main bathroom & en-suite to the main bedroom. The property also benefits from underground car parking, available unfurnished/part furnished/furnished.

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.

## Key features

- Two bedroom first floor apartment
- 16'9ft Lounge/dining room with Juliette balcony
- Main bedroom with en-suite
- Underground parking
- Kitchen with integrated appliances
- Bathroom comprising three piece suite



H3 Whiteley Shopping Centre  
Whiteley Way  
Whiteley  
Hants  
PO15 7PD  
01489 580800  
pm@walkerwaterer.co.uk  
www.walkerwaterer.co.uk