



Flat 25 Foxfield, Park Gate, Southampton, SO31 1BZ

**Fixed Asking Price £185,000**



Foxfield | Park Gate

Southampton | SO31 1BZ

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W&W are pleased to offer for sale this two bedroom first floor apartment offered with no chain ahead. 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 carparking.

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.



### ID Checks/ Anti Money Laundering Checks

Should a purchaser(s) have an offer accepted on a property marketed by Walker & Waterer Estate agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £25 inc. VAT per person, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



Two bedroom first floor apartment

Offered with no chain ahead

Entrance hall with built in storage cupboard & sunlight providing natural light

16'9ft Lounge/dining room with Juliette balcony

Kitchen with integrated appliances

Main bedroom benefitting from built in wardrobes & en-suite

En-suite shower room comprising three piece suite and attractive wall/floor tiling

Additional guest bedroom also benefitting from built in storage

Main bathroom comprising three piece white suite & attractive wall/floor tiling

104 Years remaining on the lease

Ground rent charge approx. £495 PA and is reviewed yearly

Service charge approx. £2,280 PA

Communal facilities include bin store, bike store & gardens to the front

Underground secure allocated parking

The property benefits from it's own loft space & air circulation system

Rear gate providing easy access to Swanwick train station

### **ADDITIONAL INFORMATION**

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

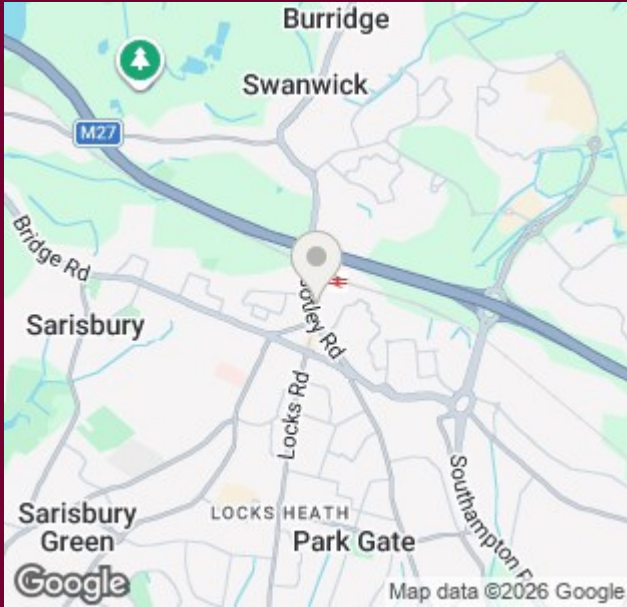
Sewerage - Mains

Heating - Gas central heating

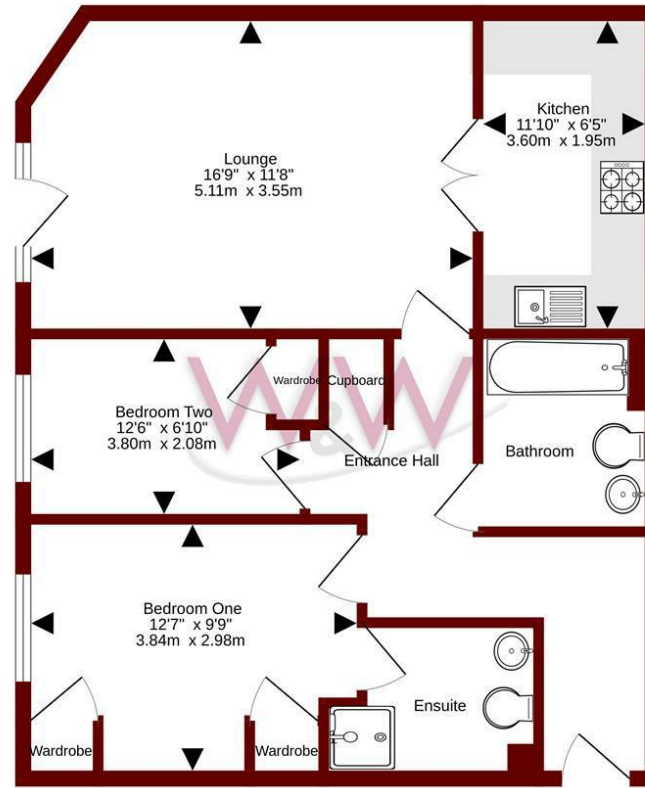
Broadband - There is broadband connected to the property

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



TOTAL FLOOR AREA : 646 sq.ft. (60.0 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		79	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Council Tax Band - B

Tenure - Leasehold

Current EPC Rating - C

Potential EPC Rating - C

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