



Guide Price £185,000

Leasehold

Flat 33, Foxfields, Botley Road

Park Gate, Southampton, Hampshire SO31 1BZ



Quick View

	2 Bedrooms		No Garage
	1 Living Room		2 Bathrooms
	Flat		EPC Rating C
	Allocated Parking		Council Tax Band A

Reasons to View

- A newly re-decorated through-out, purpose-built top floor apartment with both a communal and personal entrance door and no onward chain. Settle in and make yourself at home.
- Two good-sized bedrooms, one with ensuite, a large living room and a well-appointed kitchen with space for appliances make this apartment good to go.
- The large family-sized bathroom provides a good space for visitors that are stopping over or if you feel like a relaxing evening in.
- Foxfield is just 350 metres from Swanwick Station, and all the local shopping facilities in Park Gate are only 300 metres away, convenience is right on your doorstep.
- The development sits within its own communal gardens and has visitor parking and ramped access, taking you down to your undercover allocated parking space below.
- Being offered with no onward chain and with keys being held by the agent for viewing, this really is ready and good to go.

Description

Foxfield is a modern development of purpose-built apartments that offers good-sized accommodation and would make an ideal first purchase. Located in Park Gate. It offers good links via the railway station at Swanwick, access to the M27 as well as local shopping facilities and the retail centre at Whiteley with its extensive range of shops, eateries and cinema complex. What more could you possibly need?

Drive in and down through the development into your underground allocated parking space. You can access the entrance that also has an intercom system. The reception hall houses a large built-in storage cupboard and light-well with doors leading to the living room with a double-glazed window and French doors opening onto the Juliet balcony. The modern kitchen has a range of worksurfaces with storage above and below, and space for a full-height fridge/freezer and washing machine. The fitted appliances comprise a four-ring gas hob with an electric oven beneath and a fume hood over. The Glow-worm combination boiler is integrated and tucked away in the corner.

Both bedrooms are doubles and have built-in wardrobes. The first bedroom has an ensuite comprising a shower cubicle, vanity basin and W.C. The family bathroom comprises a white three-piece suite, with panelled bath, vanity basin and W.C.

Outside, you will find communal gardens to the front and an access ramp leading to the underground car park with an allocated parking space.

If you are looking for a chain-free home to buy, this well-appointed two-bedroom, purpose-built apartment may well be the one for you. Let’s find out, come and have a look by calling the team at Robinson Reade to arrange a personal visit accompanied by one of our experienced team members.

Other Information

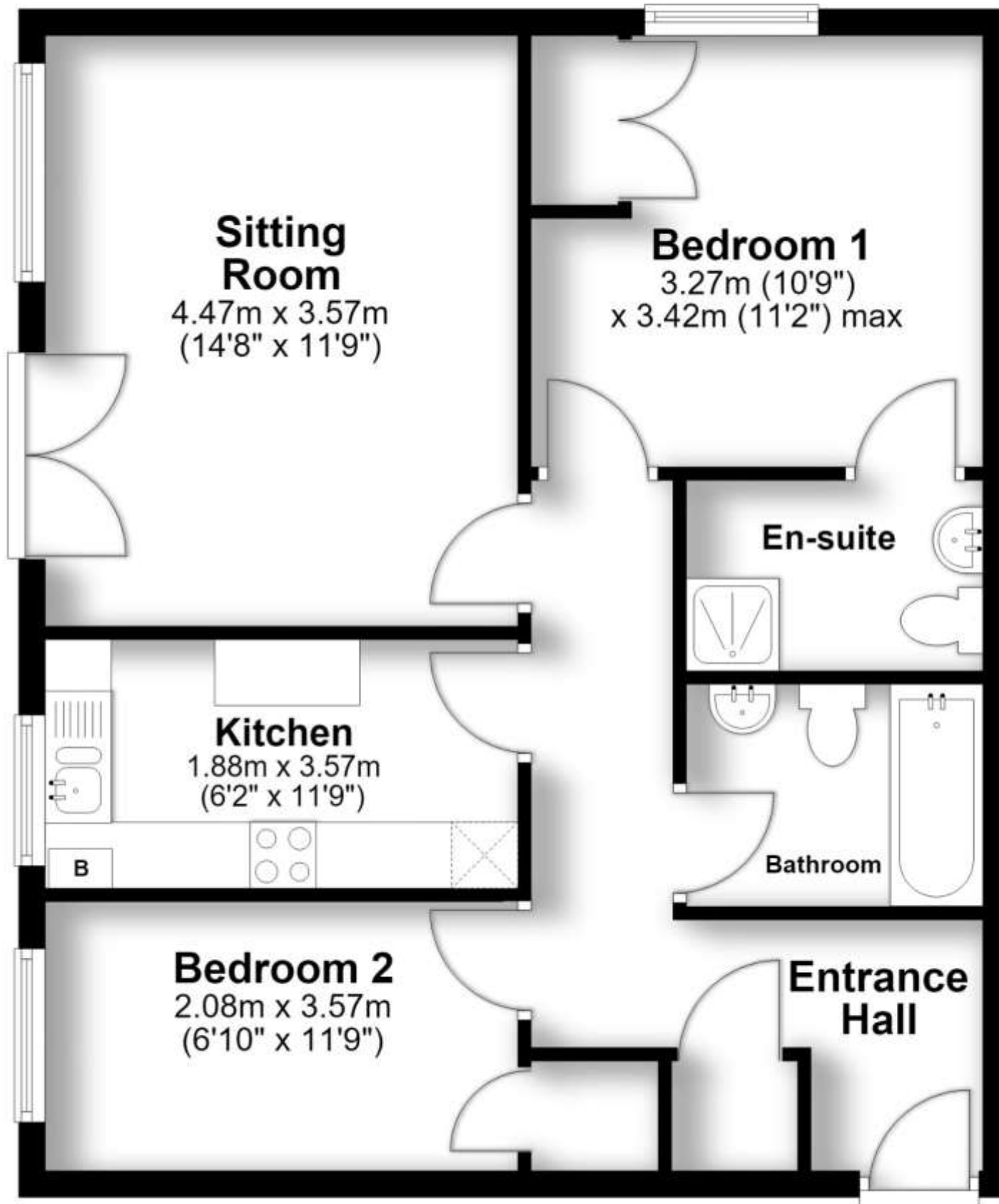
This property is Leasehold with 105 years left of the 125 year lease dated 07/06/2006. We are advised that the annual ground rent is £495.00 (increasing to £544.00 after 23/3/25. Then every 15 years there after). The annual service charge is £2400.00.

Directions

<https://what3words.com/regal.embraced.burying>

Second Floor

Approx. 61.1 sq. metres (657.6 sq. feet)

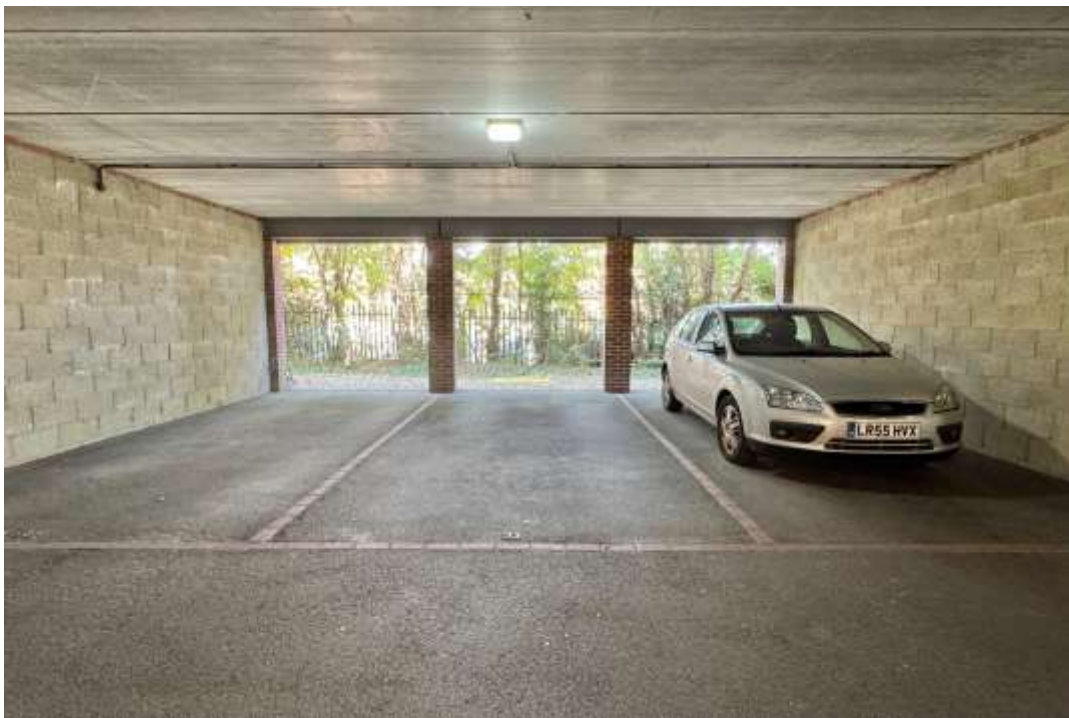


Total area: approx. 61.1 sq. metres (657.6 sq. feet)

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 £36 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.

Robinson Reade endeavour to supply accurate and reliable property information in line with Consumer Protection from Unfair Trading Regulations 2008, however please contact the office before viewing if there is any aspect which is particularly important to you and we will be pleased to provide the relevant information. These property details do not constitute any part of an offer or contract, all measurements are approximate. Any services, appliances and heating systems listed have not been checked. We must point out that where we introduce you to a third party who offers conveyancing, removal or financial services, e.g. legal, mortgage and insurance advice, we may earn a commission. For more information go to www.robinsonreade.co.uk/referral-fees. Robinson Reade Ltd, Registered office: 10 Middle Road, Park Gate, Southampton, SO31 7GH, Co Reg No: 5185152



Pop in to see us at 10 Middle Road, Park Gate, Southampton, Hampshire, SO31 7GH

Email us sales@robinsonreade.co.uk Visit us www.robinsonreade.co.uk

Call us on 01489 579009

Independent Sales & Letting Agents for the Strawberry Coast