

22 Foxfield, 82 Botley Road, Park Gate, Southampton, SO31 1BZ

Asking Price £155,000

Foxfield |
Botley Road | Park Gate
Southampton | SO31 1BZ

Well presented one double bedroom first floor apartment offered with NO ONWARD CHAIN. Internally, the property boasts one double bedroom, 18'10ft lounge/dining room, kitchen & shower room. 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.





Well presented one double bedroom first floor apartment with No Onward Chain

Entrance hall boasting built in storage cupboard

Incredibly spacious 18'10ft lounge/dining room with Juliette balcony

Kitchen enjoying integrated oven, hob, fridge, freezer & freestanding washing machine to remain

Main bedroom benefitting from built in wardrobes

Shower room comprising three piece white suite

Underground parking

105 Years remaining on the lease

Ground rent charge approx. £495 PA and we are aware that this is reviewed every 15 years

Service charge approx. £1,233.97 PA and this is reviewed annually

The property also benefits from security intercom & lift access

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

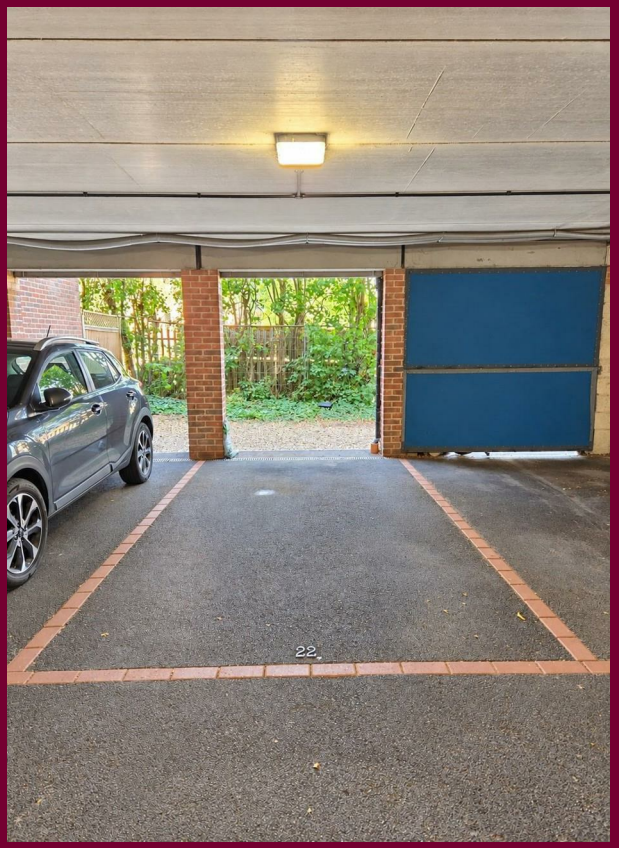
Sewerage - Mains

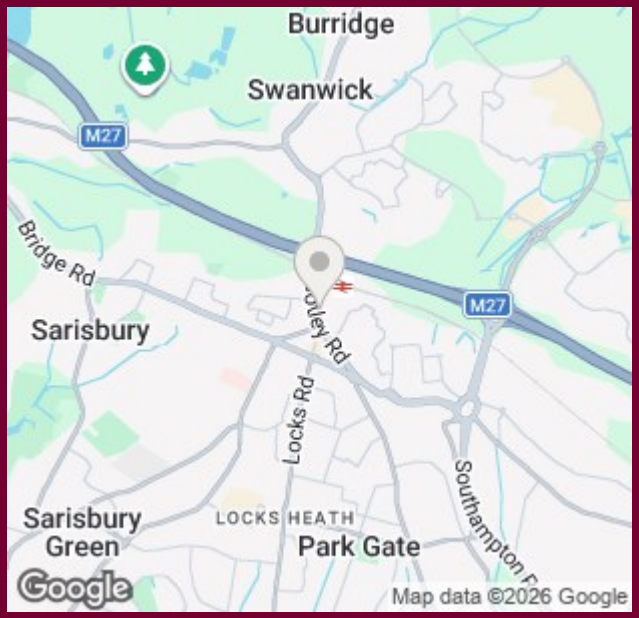
Heating - Gas central heating

Broadband - There is broadband connected to the property

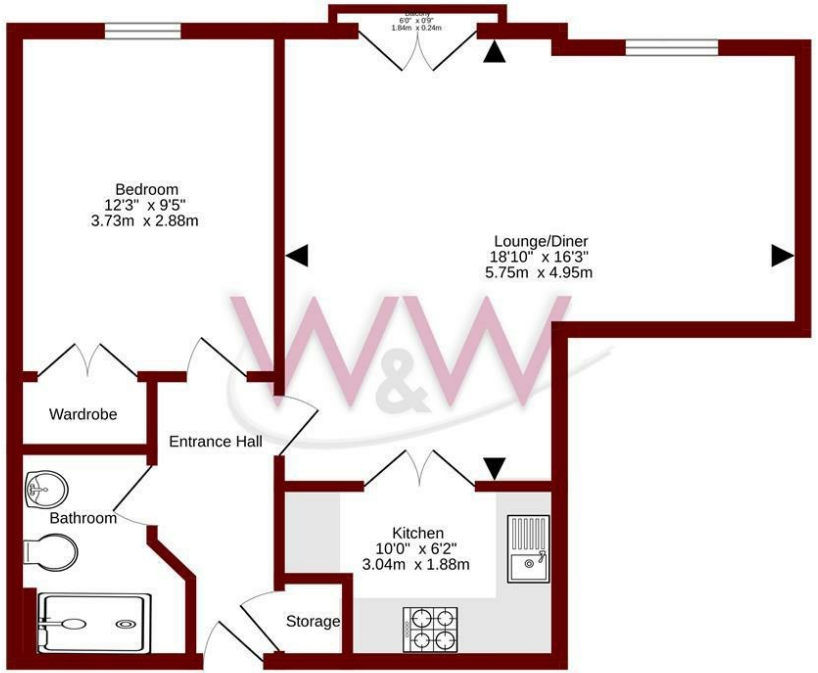
Please check here for potential broadband speeds - https://www.openreach.com/fibre-broadband

Please check here for all mobile networks - https://checker.ofcom.org.uk/



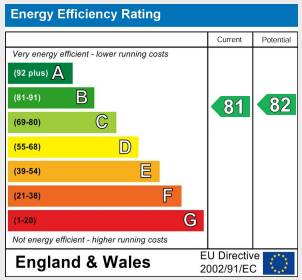


Ground Floor
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA : 521 sq.ft. (48.4 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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Council Tax Band - A

Tenure - Leasehold

Current EPC Rating - B

Potential EPC Rating - B

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