



Park Mews, Park Gate, Southampton, Hampshire, SO31 1ED

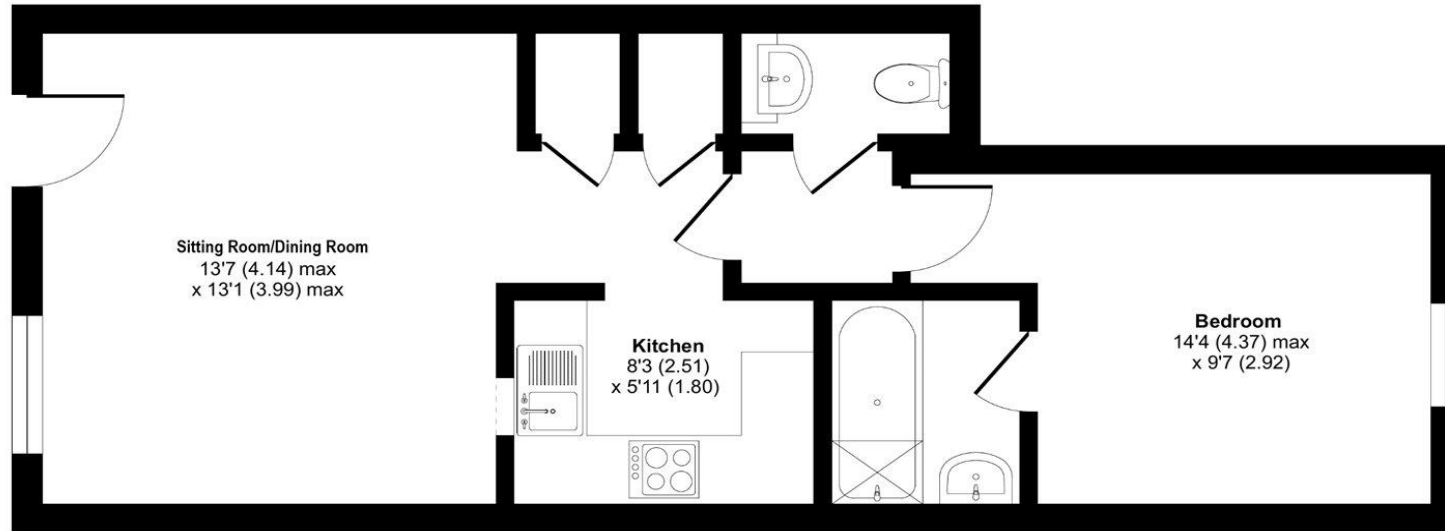


## ACCOMMODATION

Ideally situated close to Park Gate shops and on the ground floor this delightful maisonette built originally in 2006, has been updated by the current owner. The private entrance opens into a light and spacious sitting/dining room with a large window to the south-easterly elevation overlooking the tree lined outlook. The separate kitchen fitted with wall, base and drawer units with integrated oven, hob and extractor is found from an archway off the lounge. The bedroom is a good sized double benefitting from an en-suite bathroom with a panel bath and shower over; there is also a separate cloakroom. Set in communal grounds, the property has a decking area to the front with steps leading down to the large lawned area, there are also shared timber shed's for shared additional storage. The property also has the benefit of allocated parking and comes with no forward chain.

Approximate Area = 469 sq ft / 44 sq m

For identification only - Not to scale



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Charters Estate Agents Limited. REF: 839348



## SITUATION

The well-served village of Park Gate straddles a 2-mile stretch of the A27 with Swanwick station just 1 mile to the north providing services along the South Coast between Brighton and Poole and an hourly service to London Victoria. Commuters will further appreciate access to the M27 being just 1.5 miles away. In Park Gate itself, there is a very good range of shops and facilities, including banks, convenience stores, a Post Office, independent retailers, pubs and takeaways to name but a few, whilst the southern edge of Park Gate merges into Locks Heath where there is a substantial shopping centre with Waitrose supermarket. The area is also well positioned for leisure pursuits with access to the River Hamble and The Solent within easy reach providing world-renowned sailing facilities whilst nature lovers will appreciate the proximity of the River Hamble Country Park and Hook with Warsash Nature Reserve.



#### SPECIFICATION

- Ground floor apartment
- One double bedroom
- Lounge
- Fitted kitchen
- Allocated parking
- No forward chain

#### LOCAL AUTHORITY

Fareham Borough Council  
Council Tax Band: A

#### ASKING PRICE

£165,000

#### TENURE

Leasehold

Unexpired Years: 135

Annual Ground Rent: £250

Ground Rent Increase: TBC

Ground Rent Review Period: TBC

Annual Service: £425 (approx.)

*These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.*