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Walker &  
Waterer

Apartment 12, Rosemary House, Botley Road  
Swanwick SO31 1BU

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Asking Price Of £250,000





Well Presented Two Double Bedroom Top Floor Apartment

Juliette Balcony With Panoramic Views Of The Manicured Gardens

Impressively Sized Apartment With Over 900sq.ft Of Accommodation

Spacious Lounge With Juliette Balcony

Kitchen/Dining Room With Velux Window, Built In Oven/Hob & Space For Additional Appliances

Replacement 'Viessmann' Combination Boiler

17'2ft Master Bedroom With En-Suite

Modern '2021' Re-Fitted En-Suite Shower Room Comprising Three Piece White Suite & Attractive Tiling

Guest Double Bedroom

Plantation Shutters To Be Fitted March 2022 On Both Bedroom Windows

Family Bathroom With Three Piece White Suite

Beautifully Landscaped Communal Gardens Majority Laid To Lawn With Mature Trees

Communal Facilities Available Including Lift Access To All Floors, Bin Stores & Cycle Store

Security Intercom System

Service Charge Approx. £1524 PA

103 Years Remaining On The Lease

**AGENTS NOTE The Vendor Informs Us That All Of The Apartments In The Block Own A Share Of The Freehold**



Rosemary House is ideally situated with many amenities within walking distance including Swanwick train station, Park Gate shops and amenities & a variety of eateries. Whiteley Shopping Centre is 1.5 miles away and Locks Heath Centre just over a mile.

Leasehold

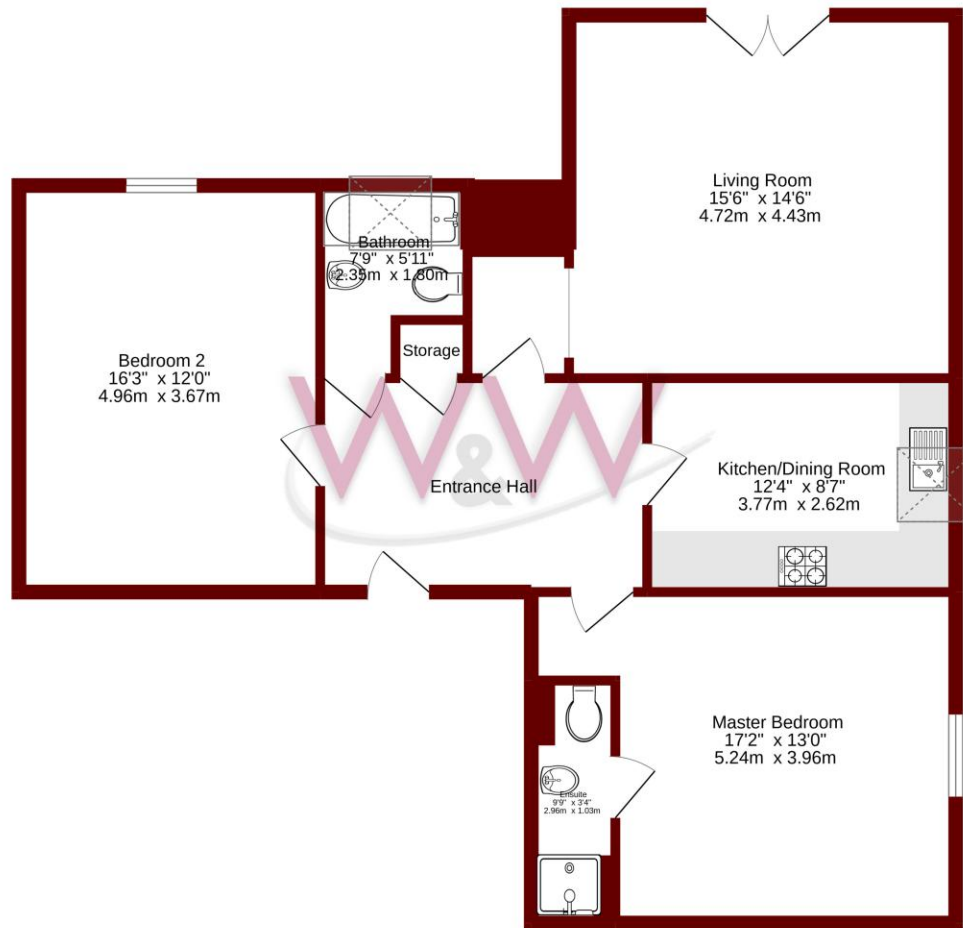
Council Tax Band - **C**

EPC Rating - **TBC**

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01489 577990

Ground Floor  
927 sq.ft. (86.1 sq.m.) approx.



TOTAL FLOOR AREA : 927 sq.ft. (86.1 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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01489 577990

20e Bridge Road, Park Gate SO31 7GE

01489 580800

E14 Whiteley Shopping Centre PO15 7PD



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Viewings strictly by appointment.

For any mortgage advice please call one of our offices. Your home may be repossessed if you do not keep up repayments on your mortgage.

Walker & Waterer believe these particulars to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract. Please note at the time of inspection we were unable to check if the services and appliances were in working order. Any intending buyer must satisfy themselves with the condition and working order of such items and services and is advised to take the advice of his/her solicitor/surveyor.

THE  
**GUILD**  
PROPERTY  
PROFESSIONALS