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Walker &
Waterer

45 Badgers Copse
Park Gate SO31 1DW

Asking Price Of £175,000



Incredibly Spacious One Bedroom Top Floor Apartment

Large Entrance Hall With Storage Cupboard & Airing Cupboard

Spacious Lounge/Dining Room With Twin Windows

Kitchen With Oven/Hob, Fridge/Freezer & Washing Machine To Remain

Main Bedroom With Window To The Front & Built In Double Wardrobes

Family Bathroom Comprising Three Piece White Suite

The Property Benefits From It's Own Loft Space

Communal Gardens, Bin Store, Bike Store & Allocated Parking To The Rear

Maintenance Charge Approx. £1824 PA

Ideal First Time Buy Or Investment Opportunity

Ground Rent & Service Charge Review Period Unknown

AGENTS NOTE The vendor informs us that they've had undergone a lease extension now providing 169 years remaining on the lease



Badgers Copse is situated in Park Gate with local shops & amenities less than half a mile away. Excellent transport links are also within easy access, including A27, M27 & Swanwick train station which is just a short walk away & offers direct links to Portsmouth & Southampton.

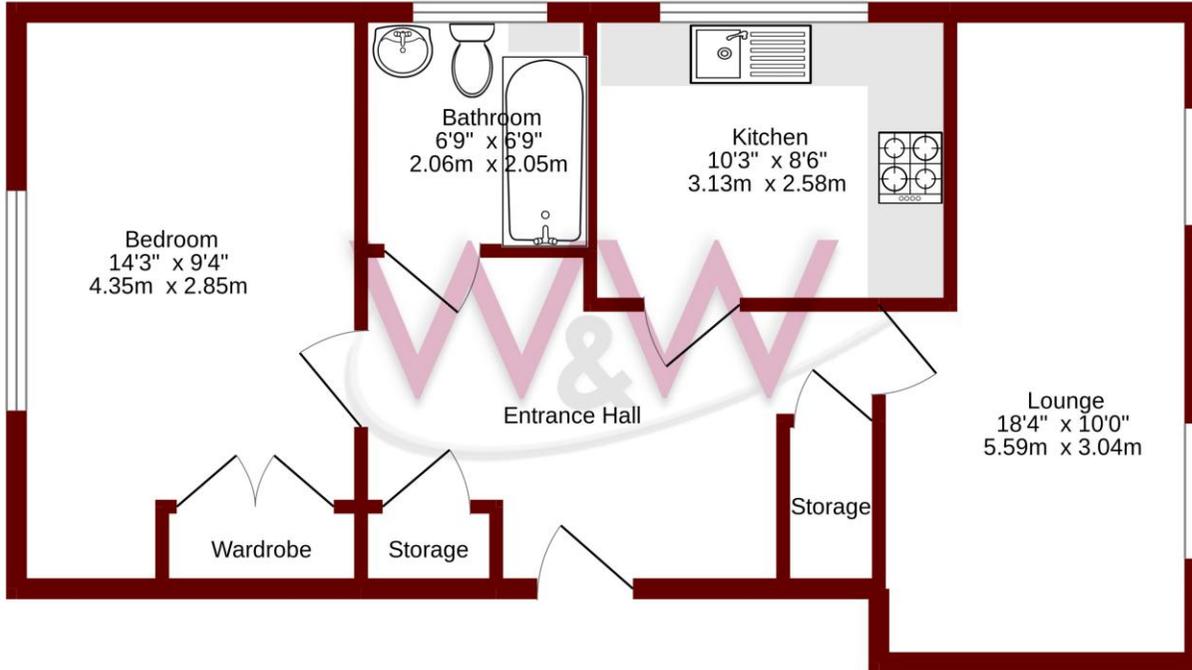
Leasehold

Council Tax Band - **B**

EPC Rating - **C**

01489 577990

Ground Floor
564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA : 564 sq.ft. (52.4 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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