

33 Middle Road, Park Gate, Southampton, Hampshire, SO31 7GH

Tel: 01489 885500

admin@brookindependent.co.uk

www.brookindependent.co.uk

BROOK
INDEPENDENT
ESTATE AGENTS



16 Marion House Bastins Close

Park Gate, Southampton, SO31 1DZ

£209,950



Brook independent are delighted to present to the market this smart two bedroom second floor apartment in Park Gate. The area is a popular spot as it has a variety of useful shops, amenities, and eateries plus a mainline railway station. It is located within easy reach of main commuter routes into prominent local towns and cities plus the commerce centres of Whiteley, Segensworth and Kitescroft. There are a network of paths close by which provide pedestrian or cycling access into Whiteley which has a good selection of high street shops, big chain bars and restaurants plus Cineworld and leisure centre. All of these attributes make this apartment ideal for those looking for a smart centrally located base near a great selection of amenities and activities.

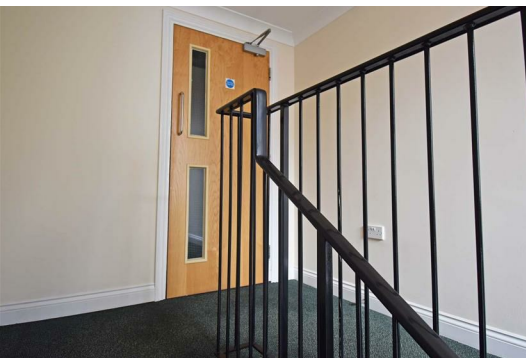
Located on the second floor and enjoying a sunny aspect this perfectly placed apartment is well maintained with a spacious feel further enhanced by fresh décor throughout. The bedrooms are substantial with the main bedroom having en suite shower room tiled with cream accents. The living room diner has a lovely twin aspect and allows plenty of room for lounge furniture and a designated dining space if required plus there is a smart well equipped kitchen with view across the locality from the kitchen sink area. Allocated parking and a stroll into the village, short drive or walk to Whiteley and a mainline station on your doorstep this apartment is a great downsizer, first purchase or investment. An early inspection is highly recommended.

Leasehold

Ground Rent £200.00 per annum

Maintenance - £120.00 per month

Council Tax Band - B



Entrance Hallway

Living Room/Diner 20'5 x 13'2 (6.22m x 4.01m)

Kitchen 9'9 x 5'9 (2.97m x 1.75m)

Bedroom One 14'8 x 12'10 (4.47m x 3.91m)

En Suite Shower Room

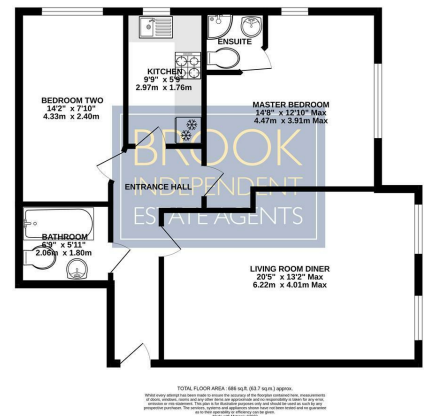
Bedroom Two 14'2 x 7'10 (4.32m x 2.39m)

Bathroom 6'9 x 5'11 (2.06m x 1.80m)

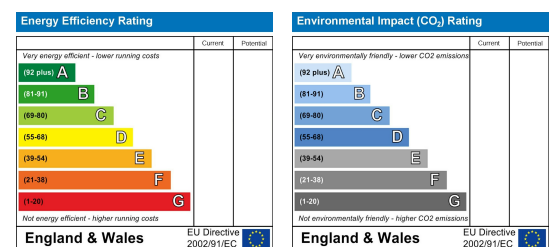
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.