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BROOK
INDEPENDENT
ESTATE AGENTS



Addison Court Duncan Road

Park Gate, Southampton, SO31 1AE

£169,950



This spacious first floor two bedroom apartment, requiring some improvement and updating, would suit a purchaser who is looking to add value and needs larger rooms than average. Conveniently positioned just minutes walking distance from Swanwick Train Station, and a short walk from Park Gate Village Centre, the property is not limited in its locality to local shops and amenities. A generous entrance hall greets you upon entering the property, with access on the right to the two double bedrooms, both of which contain good sized UPVC double glazed windows for natural light and an airy feel. Opposite the bedrooms, a white-tiled bathroom can be found. The expansive lounge / dining room also offers plenty of space. The kitchen is likely to need an upgrade. There is also an allocated parking space in a unique underground car park, giving the owners additional piece of mind that their vehicle is safe.

The property is offered with full vacant possession.

Council Tax Band: B
Service Charge: £2405.84 p.a.
Ground Rent: £438.00 p.a.



Entrance Hallway

Kitchen 9'10 x 7'5 (3.00m x 2.26m)

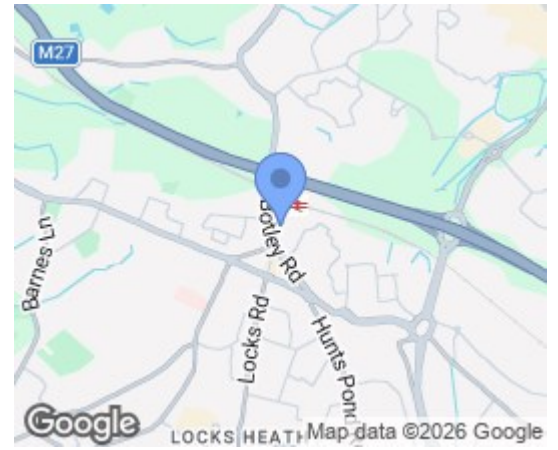
Lounge 20'3 x 11'5 (6.17m x 3.48m)

Bedroom One 13'5 x 12'6 (4.09m x 3.81m)

Bedroom Two 11'10 x 7'4 (3.61m x 2.24m)

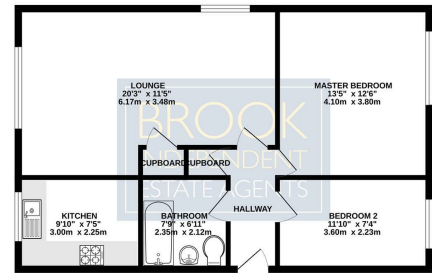
Bathroom 7'9 x 6'11 (2.36m x 2.11m)

Area Map



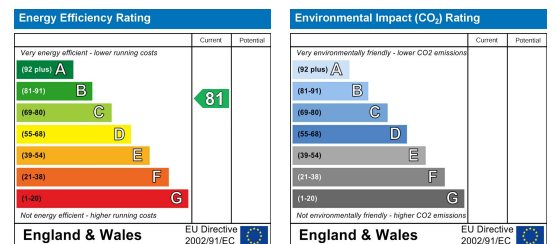
Floor Plans

GROUND FLOOR
693 sq.ft. (64.4 sq.m.) approx.



TOTAL FLOOR AREA: 693 sq.ft. (64.4 sq.m.) approx.
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Energy Efficiency Graph



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