



136 Bedford Drive, Titchfield Common, PO14 4FG

Offers Over £210,000



Bedford Drive |  
Titchfield Common | PO14 4FG  
Offers Over £210,000

W&W are delighted to offer for sale this modern first floor apartment. The property boasts two double bedrooms, lounge/dining room, kitchen, family bathroom & en-suite shower room to the main bedroom. The property also benefits from communal gardens to the rear & allocated parking.

Bedford Drive is situated in the ever popular location of Titchfield Common the local shops and amenities of Titchfield & Locks Heath are both less than 2 miles away, while the local pub is just a short stroll. Transport links are easily accessible including A27 & M27.





Beautifully presented 2013 Built, first floor apartment in a modern block of just four homes

'L' Shaped lounge/dining room

Modern kitchen enjoying high gloss units & attractive worktops

Integrated appliances include fridge/freezer, oven/hob & space for additional appliances

Attractive wood effect flooring flowing through the hallway, lounge/dining room & kitchen

Main bedroom boasting built in sliding wardrobes & modern en-suite shower room

Additional guest double bedroom also benefitting from built in sliding wardrobes

Allocated parking space

Communal gardens to the rear

125 Year Lease From 2013

Ground Rent Approx. £17 per month

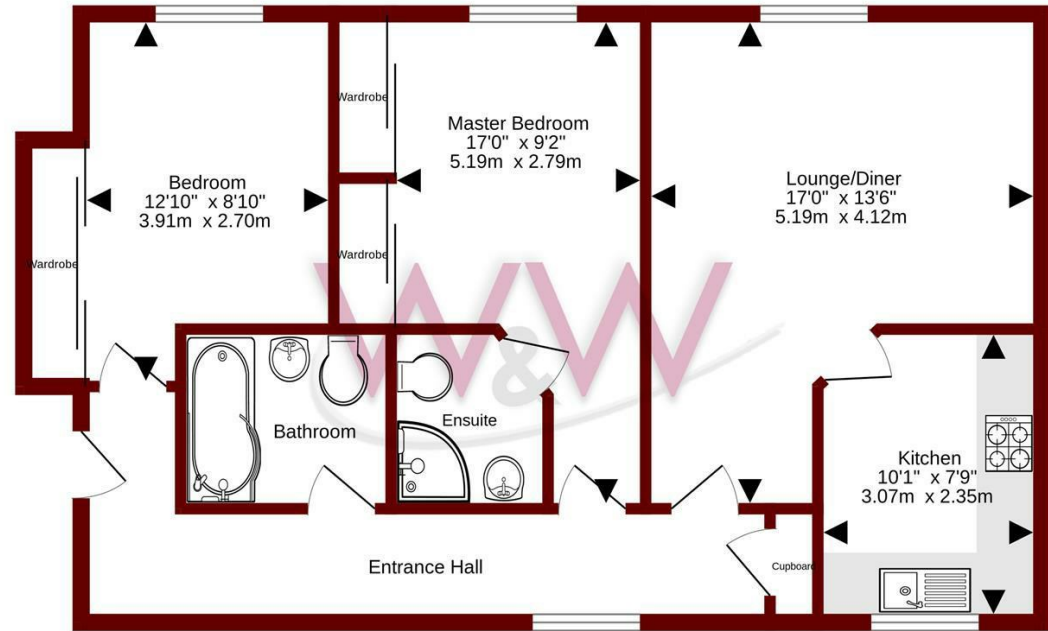
Service Charge Approx. £190.43 per month

The seller has informed us that they are not aware of any ground rent/service charge review periods

AGENTS NOTE - The current owners have removed the toilet from the en-suite so they could accommodate a washing machine & tumble dryer. The owners will reinstate the toilet for any perspective buyers



Ground Floor  
705 sq.ft. (65.5 sq.m.) approx.



TOTAL FLOOR AREA : 705 sq.ft. (65.5 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band - B

Tenure - Leasehold

Current EPC Rating - B

Potential EPC Rating - B

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