



17 Titchfield Grange, Titchfield Common, PO15 5AR

Asking Price £158,995





Titchfield Grange |

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W&W are pleased to offer for sale this one double bedroom ground floor maisonette. The property enjoys one double bedroom, lounge/dining room, kitchen, cloakroom & en-suite bathroom. The property also benefits from a large communal garden & allocated parking.

Titchfield Grange is a quiet cul de sac between Fareham & Park Gate with easy access to the excellent transport links including the A27, M27 & bus routes. Whiteley Shopping Centre is just over 2 miles away providing a variety of shops, eateries and amenities.





One double bedroom ground floor maisonette

No chain ahead

Overlooking large communal gardens to the front

Lounge/dining room with walk in bay window & centrepiece fireplace

Kitchen boasting built in oven/hob with space for additional appliances

Main bedroom with en-suite comprising two piece white suite

Separate cloakroom comprising two piece suite

Allocated parking space

Service charge approx. £1100 PA & The seller informs us that there an annual review period of the service charge

Ground rent charge approx. £150 PA

136 Years remaining on the lease

### **ADDITIONAL INFORMATION**

Property construction - Traditional

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

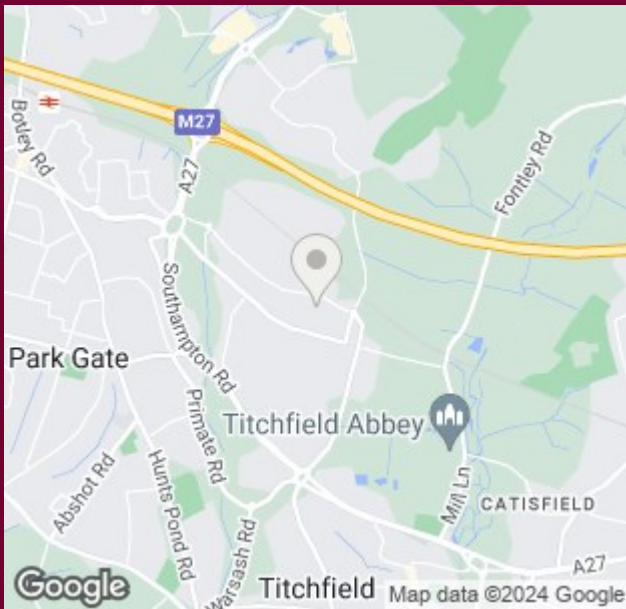
Heating - Electric Heating

Broadband - There is broadband connected to the property but the property is currently tenanted so unaware of the supplier

Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Council Tax Band - B

Tenure - Leasehold

Current EPC Rating - B

Potential EPC Rating - B

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