



Flat 12, Clarendon House, Park Cottage Drive, Titchfield Park, PO15 5FD

Offers In Excess Of £190,000



Clarendon House, Park Cottage Drive |
Titchfield Park | PO15 5FD
Offers In Excess Of £190,000

W&W are delighted to offer for sale this well presented two bedroom first floor apartment. The property boasts two bedrooms, open plan kitchen/living/dining area & main bathroom. The property also benefits from an allocated parking space, communal gardens, bin & bike store.

Park Cottage Drive is a cul de sac situated between Park Gate & Fareham with the amenities of Whiteley Shopping Centre & Locks Heath Village both less than 10 minutes away. The local schools, Titchfield & Cornerstone, are less than a 5 minute drive.





Well presented two bedroom first floor apartment

Attractive greenery with mature tree views from lounge & both bedrooms

Cul-de-sac location

Entrance hallway with two built in storage cupboards

Open plan kitchen/dining/living room

Kitchen boasts built in oven and hob with space for additional appliances

Main bedroom benefitting from built in wardrobes

Modern bathroom comprising of three piece white suite

Allocated parking

Communal gardens, bin & bike store

Service charge approx. £1249.44 PA & the current seller informs us that their is an annual review period

110 Years remaining on the lease

ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

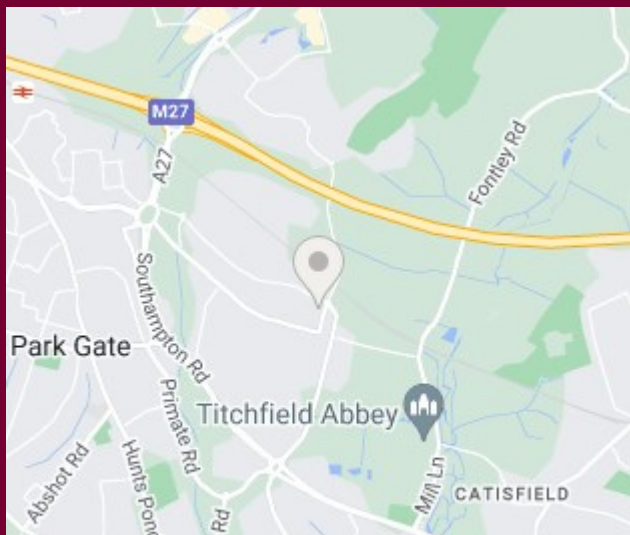
Sewerage - Mains

Heating - Gas central heating

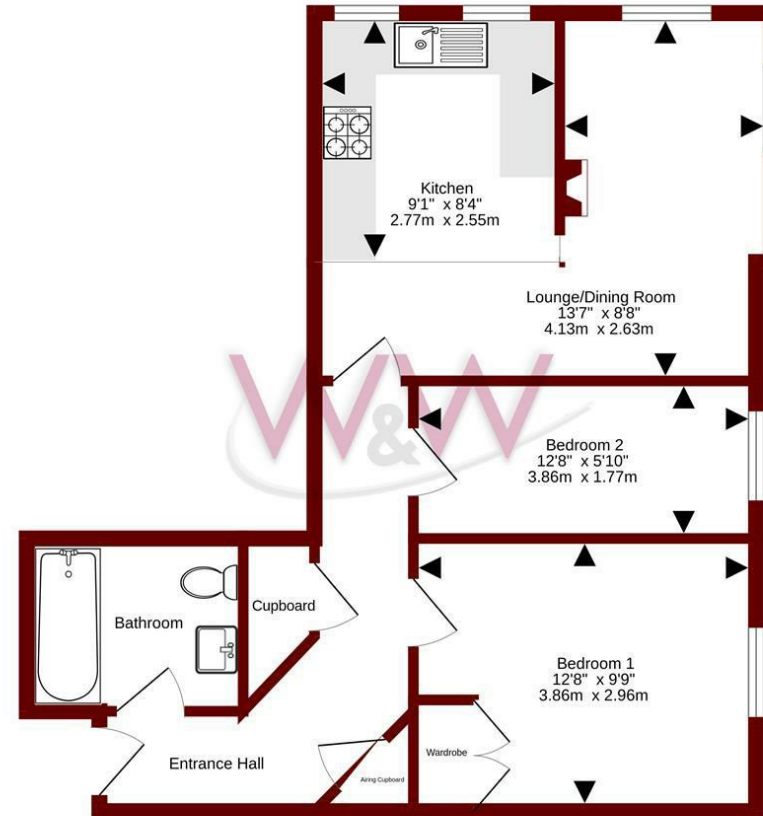
Broadband - There is broadband connected to the property and the seller informs us that this is supplied by Vodafone & is connected via cable

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/>



1st Floor Flat
579 sq.ft. (53.8 sq.m.) approx.



TOTAL FLOOR AREA: 579 sq.ft. (53.8 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 - £1200 Per Annum

Tenure - Leasehold

Current EPC Rating - B

Potential EPC Rating - B

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