



26 Lynn Crescent, Titchfield Common, PO14 4FP

Asking Price £220,000



Lynn Crescent |

Titchfield Common | PO14 4FP

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W&W are delighted to offer for sale this beautifully presented and vastly improved two double bedroom ground floor apartment. The property boasts two double bedrooms, impressive open plan modern '2023' re-fitted kitchen/dining/living room, modern family bathroom and en-suite shower room to the main bedroom. The property also benefits from communal rear gardens & garage.

Lynn Crescent 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 & improved two double bedroom ground floor apartment

No chain ahead

Galleried entrance hall benefitting from two built in storage cupboards & attractive wood effect laminate flooring

Impressively sized 23'2ft open plan lounge/kitchen/dining room with double doors opening out to the front & newly laid attractive tiled flooring

Modern '2023' re-fitted kitchen enjoying matte units & attractive worktops with breakfast bar

Integrated appliances include single fridge, single freezer, oven, hob, washing machine/dryer, wine cooler & microwave

Main bedroom benefitting from built in wardrobes, twin windows to the front & en-suite shower room

Stunning family bathroom comprising three piece suite, attractive tilling with rainfall shower head & floating vanity basin

Communal facilities include gardens, bin store & bike store

Garage to the rear

Ground Rent Approx. £500 Per Annum & the seller informs that this is reviewed every 10 years

Service Charge Approx. £800 Per Annum

110 Years Remaining On The Leasehold

ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

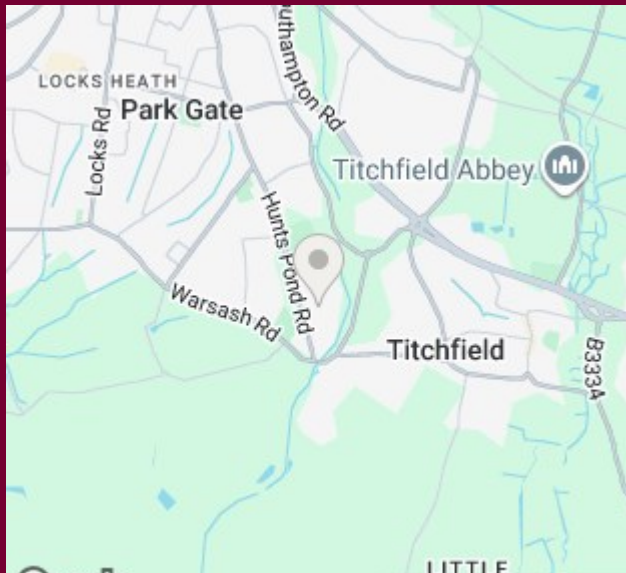
Sewerage - Mains

Heating - Gas central heating with combination boiler

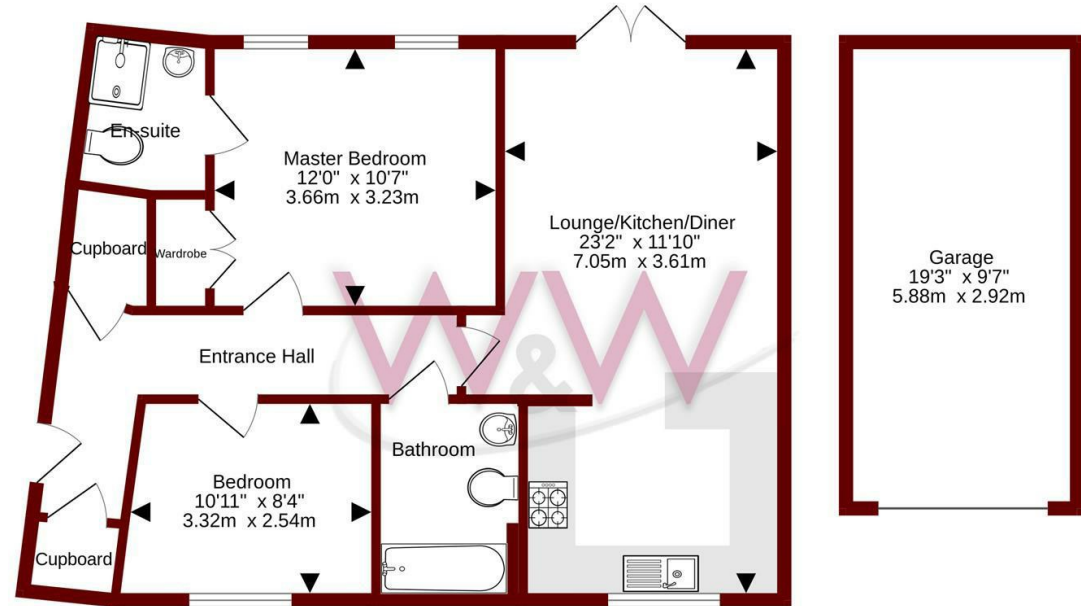
Broadband - There is broadband connected to the property and the seller informs us that this is supplied by Sky

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/>



Ground Floor 881 sq.ft. (81.8 sq.m.) approx.



TOTAL FLOOR AREA : 881 sq.ft. (81.8 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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