



Flat 2 Sarum House, Park Cottage Drive, Titchfield Park, PO15 5BD

Asking Price £159,995

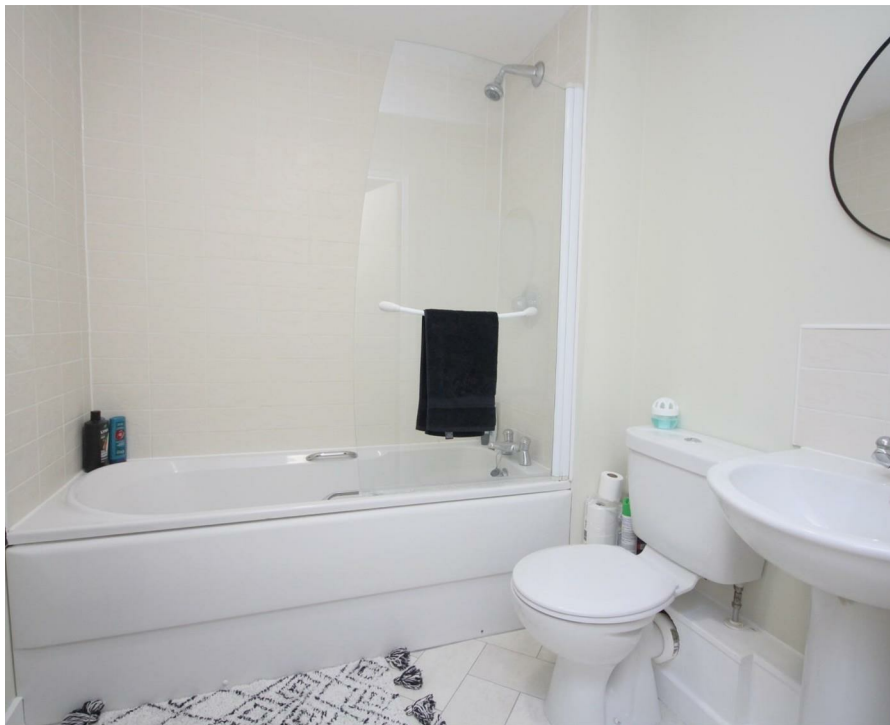


Park Cottage Drive |
Titchfield Park | PO15 5BD
Asking Price £159,995

W&W are delighted to offer for sale this well presented one double bedroom coach house. The property boasts one double bedroom, lounge/dining room, kitchen & main bathroom. The property also benefits from allocated parking.

Park Cottage Drive is situated with both Locks Heath & Whiteley Shopping Centres within easy reach, as well as excellent transport links close by including M27, A27 and Swanwick train station.





One double bedroom coach house

Entrance hall benefiting from two built in storage cupboards

No chain ahead

Open plan kitchen/dining/living room with window to the front

Kitchen boasting built in oven and hob with washing machine and fridge/freezer to remain

Main bedroom with window to the rear

Main bathroom comprising three piece white suite

The property benefits from it's own loft space

Allocated parking

136 Years remaining on the lease

Service charge approx. £1347.70 PA and the seller informs us that this is reviewed annually

Ground rent charge approx. £438.50 PA and the seller informs us that this is reviewed every 15 years with the next review period being in 2036

ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating

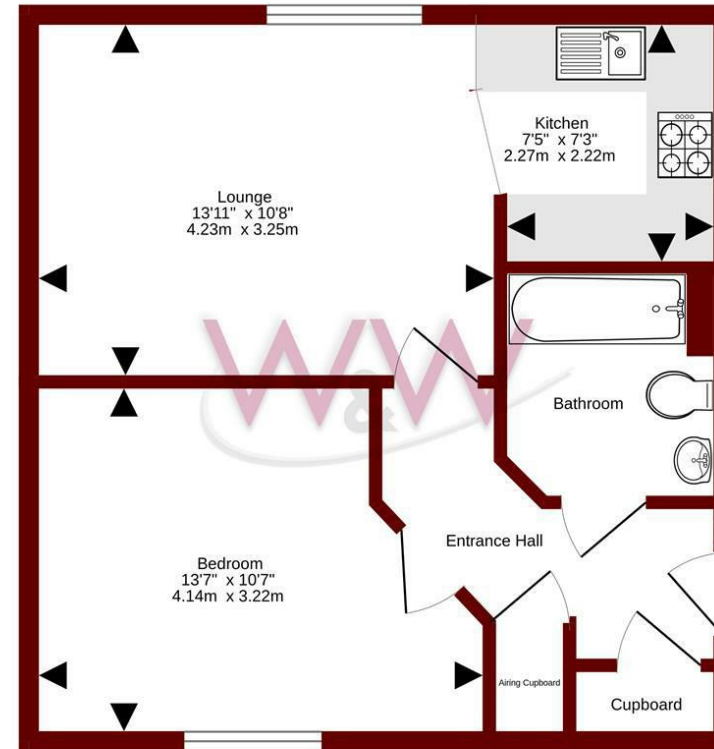
Broadband - There is broadband connected to the property and the seller informs us that this is supplied by PlusNet

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
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 435 sq.ft. (40.4 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		
(69-80) C	77	77
(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 - £1683.54 Per Annum

Tenure - Leasehold

Current EPC Rating - TBC

Potential EPC Rating - TBC

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