



Flat 12 Wiltshire Square, Park Cottage Drive, Titchfield Park, PO15 5BB

Asking Price £169,950





Wiltshire Square | Park Cottage Drive |  
Titchfield Park | PO15 5BB  
Asking Price £169,950

W&W are pleased to offer this two double bedroom top floor apartment with no forward chain. The property boasts two bedrooms, 16'7ft kitchen/dining/living room & main bathroom. The property also benefits from allocated parking for two vehicles.

Wiltshire Square 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.





Two double bedroom top floor apartment offered with no chain ahead

Entrance hall enjoying three built in storage cupboards

Dual aspect 16'7ft open plan living/kitchen/dining room with twin walk in bay windows

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

Two double bedrooms with one benefitting from a walk in bay windows & the other benefitting from Velux window

Main bathroom comprising three piece suite

Allocated parking for two vehicles

136 Years remaining on the lease

Ground Rent charge approx. £514.12 PA

Service Charge approx. £1,436.00 PA

### **ADDITIONAL INFORMATION**

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

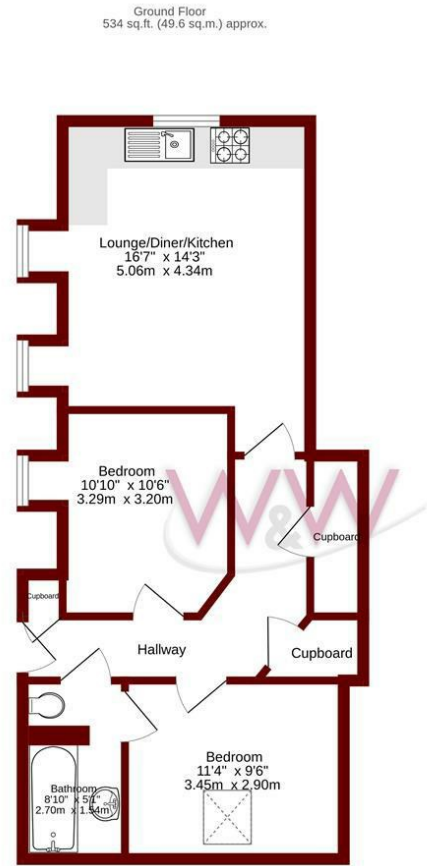
Heating - Gas central heating

Broadband - There is no broadband currently connected to the property

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/>





TOTAL FLOOR AREA : 534 sq.ft. (49.6 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) <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		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band - B

Tenure - Leasehold

Current EPC Rating - C

Potential EPC Rating - C

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