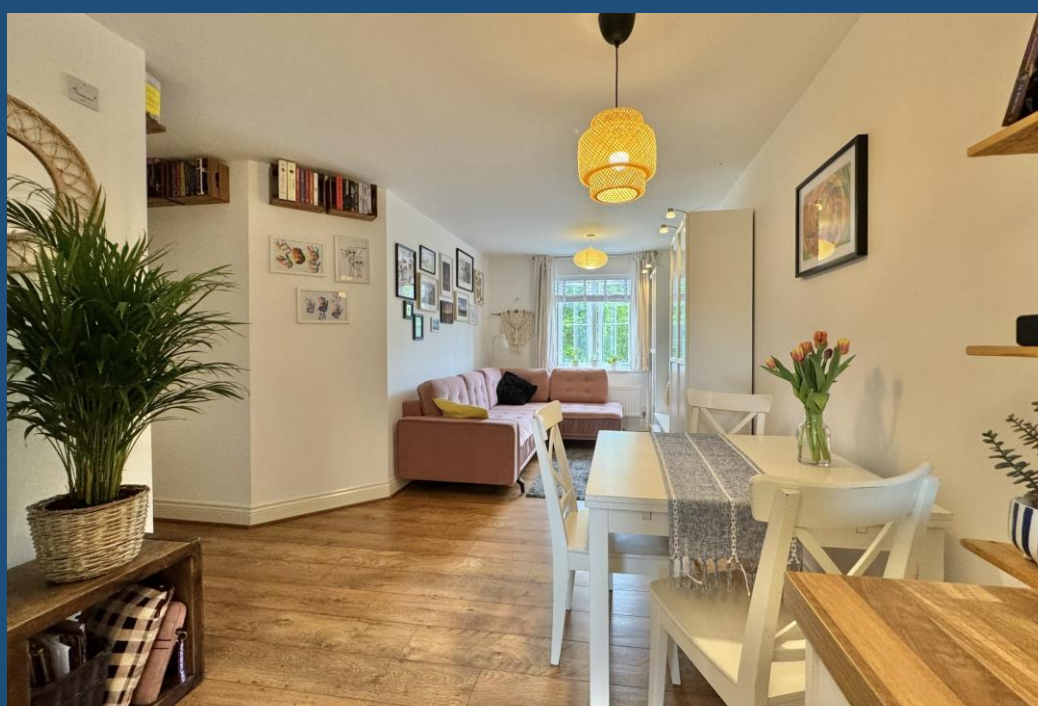












**£205,000**  
Leasehold

## 4 Elsanta Crescent, Titchfield Common Fareham, Hampshire PO14 4FS





## Quick View

	2 Bedrooms		No
	1 Living Room		1 Bathroom
	Ground Floor Flat		EPC Rating C
	1 x Allocated Parking Space		Council Tax Band A

### Reasons to View

- If you fancy 'catching some rays' there is a communal garden at the rear of the building, so get your deck chairs out and enjoy those summer evenings.
- A modern open plan space for the living room and kitchen gives this property a lovely spacious feel.
- With a secure entry system, if you need to lock up and go sometimes, you can leave the apartment in the knowledge that its safe and secure.
- Conveniently close to the A27, this is a great spot to be able to commute to Fareham or get on the M27.
- For those wanting to get on the property ladder this is a great first time buyers home.
- If you fancy an evening out, it's less than half a mile walk to the Joseph Paxton serving classic pub meals, close enough to leave the car at home.

### Description

Situated in the convenient location of Titchfield Common it's just over a mile to the historic of village of Titchfield and just two miles to the Locks heath Centre which offers a good selection of amenities and a large Waitrose store.

As you walk up the path leading to this modern well presented two bedroomed apartment, we hope you'll notice how well the area is being kept by the recently formed management company. Situated in a cul-de-sac location and overlooking a park with woodland beyond, the communal entrance with security entry system allows you into this ground floor apartment.

The hallway benefits from having two storage cupboards, so plenty of room to put away your coats and all those bits that need storing. Quality wood style flooring flows throughout making this a practical and easy space to keep clean. Stepping into the living area, it's open plan with the kitchen, great for socialising with friends or family. The kitchen area has tiled surrounds, bespoke wooden shelving and is equipped with built in oven and hob, integrated dishwasher and spaces for washer/dryer and fridge/freezer. It's dual aspect, so a light bright space with views to the front over the park and to the rear the communal garden.

There are two bedrooms, the larger to the rear benefitting from a fitted wardrobe. Bedroom two currently hosts a double bed and has custom made wooden shelving, so is big enough to host guests and have storage too.

The bathroom has a window and is a good size so you can enjoy a soak after a long day or a swift morning shower.

Outside there is a lawned communal garden as well as bike and bin storage. With an allocated parking space and plenty of visitor spaces there should be no problem with parking when you get home from work!

Having a management company in place means that external and communal parts of the building and grounds are taken care of, so this is a super easy home to manage. Beautifully presented throughout, with the Ultrafast Full fibre optic connection (FTTH) so important for the today's work-life balance, staying connected with your family & friends, we think you'll be able to move in, unpack and not worry about a thing, so why not give us a call and we can tell you all about this ground floor apartment.

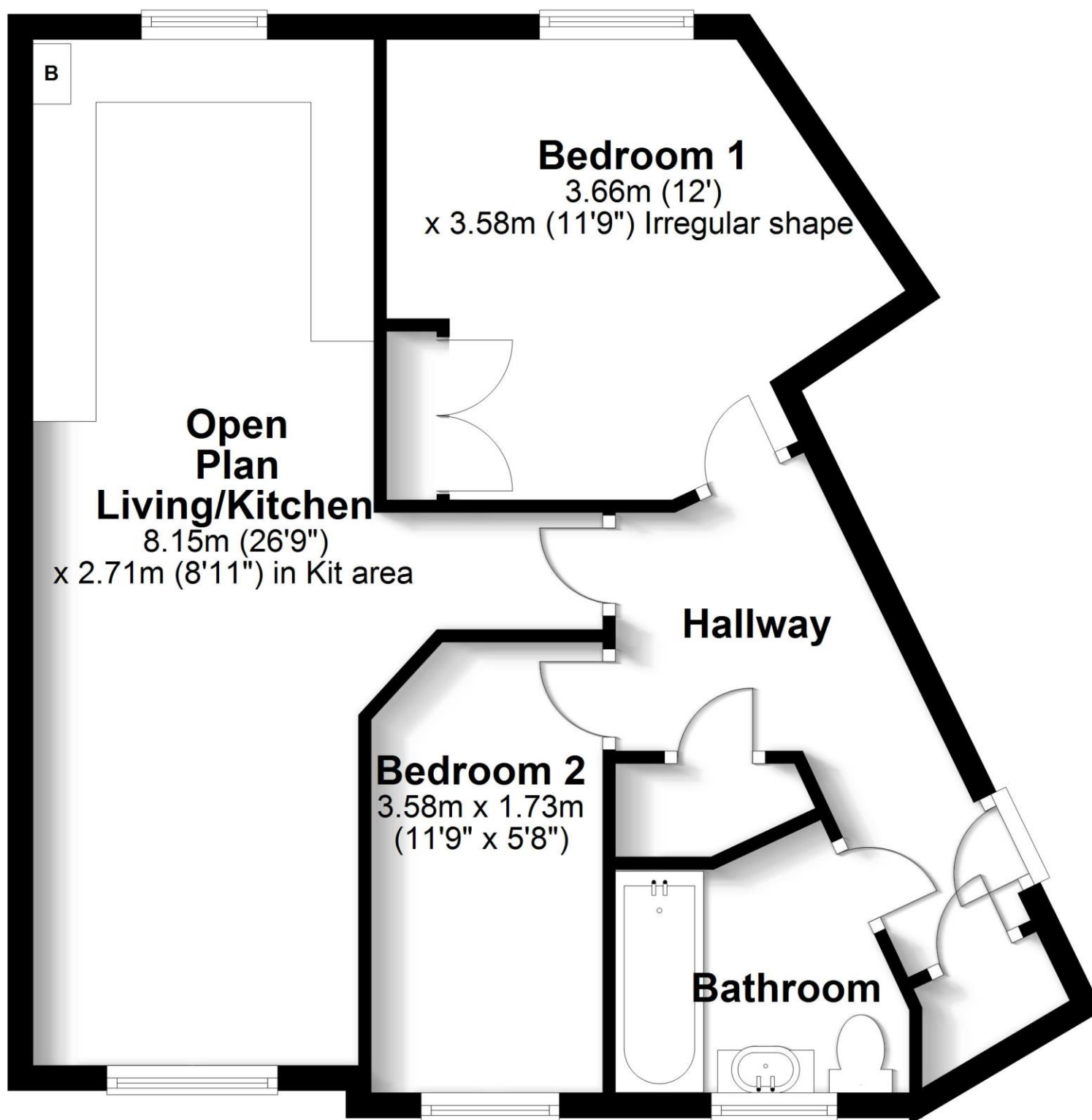
**Please note:** This is a Leasehold Property, the 125 year lease commenced 1st January 2012. The current ground rent is £500, increasing by £250 every 10 years payable to the Compton Group, next review 2032. The managing agents are Hunts Pond Road Management Company Ltd and the annual service charge is £730.

### Directions

<https://what3words.com/villas.grips.instance>

# Ground Floor

Approx. 56.8 sq. metres (610.9 sq. feet)



Total area: approx. 56.8 sq. metres (610.9 sq. feet)

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