



19 Titchfield Grange, Titchfield Common, PO15 5AR

Asking Price £235,000



Titchfield Grange |  
Titchfield Common | PO15 5AR  
Asking Price £235,000

W&W are delighted to offer for sale this extremely well presented and improved two double bedroom maisonette. The property boasts two double bedrooms, lounge/dining room, kitchen, family bathroom & en-suite to the main bedroom. The property also benefits from communal gardens and allocated parking to the front.

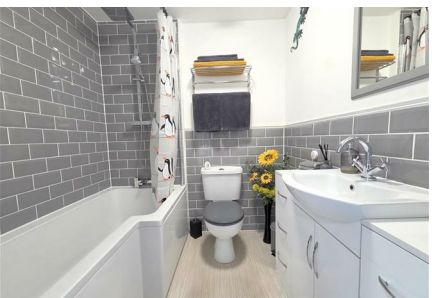
Titchfield Grange is a quiet cul de sac between Fareham & Park Gate with easy access to the excellent transport links including the A27, M27 & bus routes. Whiteley Shopping Centre is just over 2 miles away providing a variety of shops, eateries and amenities.



### ID Checks/ Anti Money Laundering Checks

Should a purchaser(s) have an offer accepted on a property marketed by Walker & Waterer Estate agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £25 inc. VAT per person, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.





Extremely well presented & improved two double bedroom maisonette

Versatile living accommodation spanning across two floors

Lounge/dining room enjoying twin windows overlooking the communal gardens

Modern re-fitted kitchen enjoying high gloss cabinets & attractive worktops

Integrated appliances include oven, induction hob, fridge/freezer, dishwasher & space for washing machine

Main bedroom enjoying walk in bay window, built in wardrobes & en-suite

Modern en-suite shower room comprising three piece white suite, double shower cubicle tray & attractive mosaic style tiling behind the shower

Guest bedroom enjoying walk in bay window

Light, bright & airy throughout

Modern re-fitted main bathroom comprising three piece white suite & attractive wall tiling

Built in storage cupboard to both landings

Allocated parking to the front

Large communal gardens

Ground rent charge approx. £200 PA

The vendor is not aware of any review periods for the ground rent'

Service charge approx. £1000 PA

134 years remaining on the lease

Estate management charge approx. £200 PA

### **ADDITIONAL INFORMATION**

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

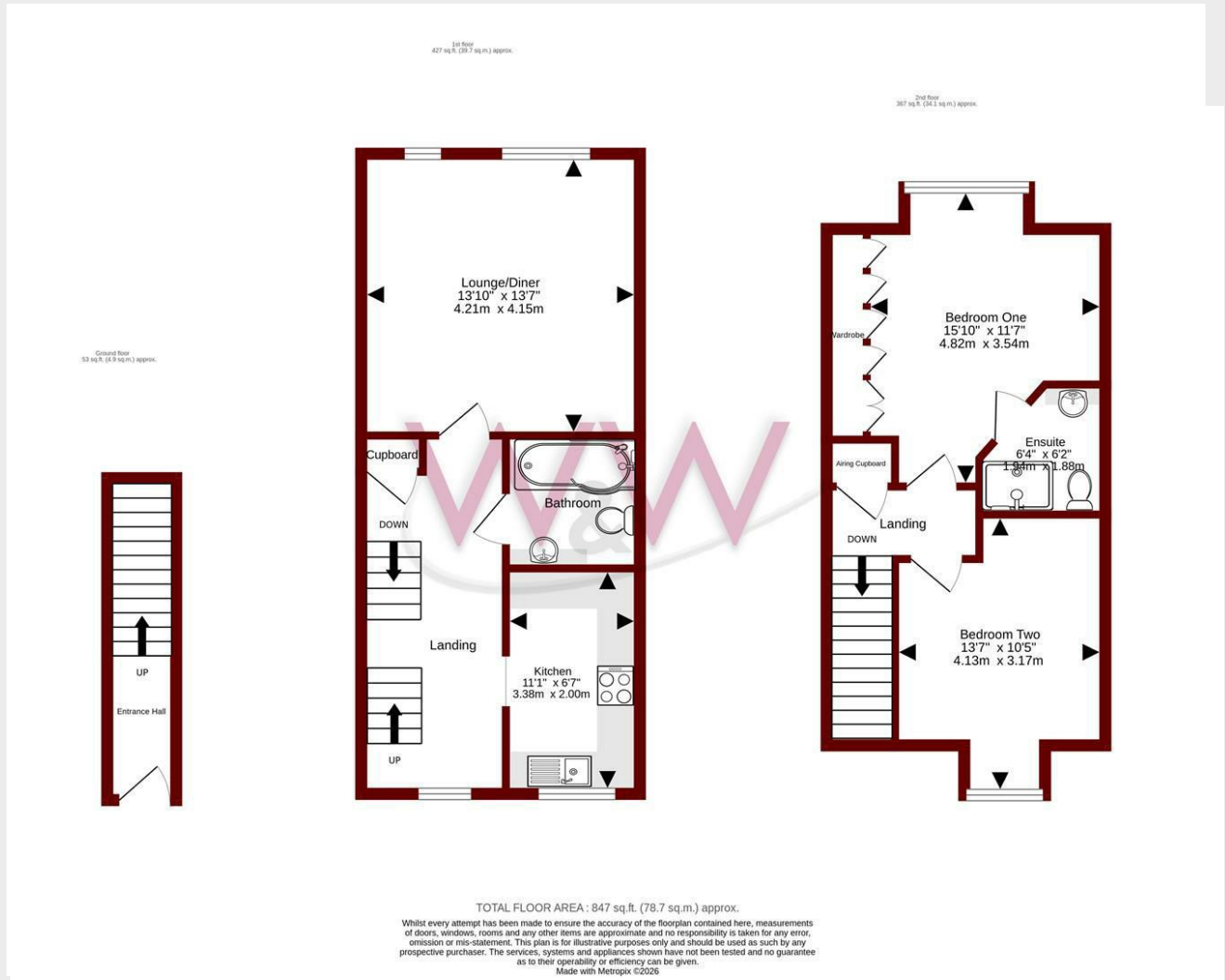
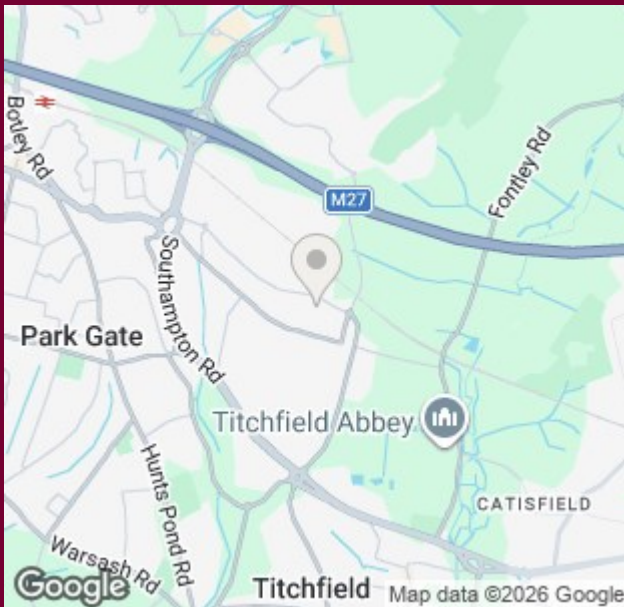
Sewerage - Mains

Heating - Electric heating

Broadband - There is broadband 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/>



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	73	80
(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 - C  
 Tenure - Leasehold  
 Current EPC Rating - C  
 Potential EPC Rating - C

20e Bridge Road  
 Park Gate  
 Southampton  
 Hampshire  
 SO31 7GE  
 01489 577990  
 parkgate@walkerwaterer.co.uk  
 www.walkerwaterer.co.uk