



32 Lynn Crescent, Titchfield Common, PO14 4FP

Asking Price £209,950



Lynn Crescent |

Titchfield Common | PO14 4FP

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Well presented two double bedroom top floor apartment with low service charge and ground rent. The property boasts two bedrooms, 23'1ft open plan kitchen/dining/living room, main bathroom & en-suite shower room to the main bedroom. The property also benefits from communal rear gardens and allocated parking.

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.



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.





Well presented two double bedroom top floor apartment

Low service charge and ground rent

Entrance hall boasting two built in storage cupboards

Impressively sized 23'1ft dual aspect open plan kitchen/living/dining room with Juliette balcony

Kitchen boasting integrated oven and hob with space for additional appliances

Main bedroom benefitting from built in wardrobes & modern en-suite shower room

Guest bedroom

Main bathroom comprising three piece white suite & attractive wall tiling

Communal facilities include gardens, bin store & bike store

Allocated parking

Service charge approx. £800 PA

Ground rent charge approx. £180 PA, due to the benefit of a deed of variation being in place meaning that this will be fixed until 31st December 2034 where upon it will be reviewed, and every 25 years thereafter, and will only increase in line with RPI

109 Years remaining on the lease

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating

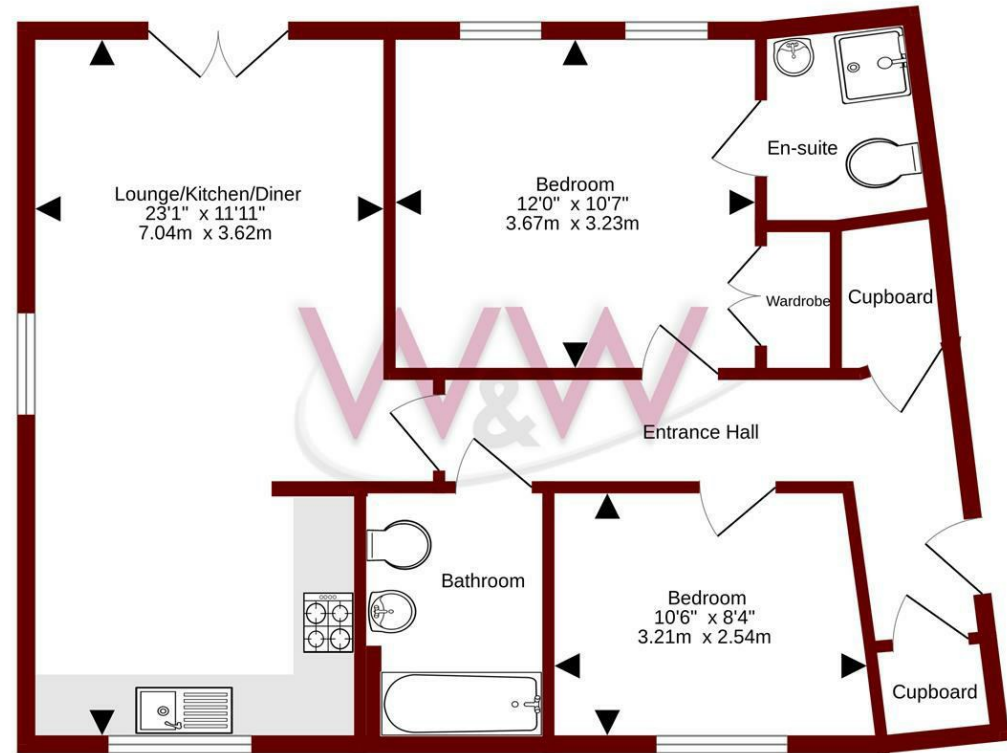
Broadband - There is broadband connected to the property

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/>



Ground Floor
695 sq.ft. (64.6 sq.m.) approx.



TOTAL FLOOR AREA : 695 sq.ft. (64.6 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) A			
(81-91) B			
(69-80) C		81	83
(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

Tenure - Leasehold

Current EPC Rating - B

Potential EPC Rating - B

20e Bridge Road
Park Gate
Southampton
Hampshire
SO31 7GE

01489 577990
parkgate@walkerwaterer.co.uk
www.walkerwaterer.co.uk