



**£210,000**  
Leasehold

**109 Bedford Drive,  
Titchfield Common, Fareham, Hampshire PO14 4FH**



## Quick View



2 Bedrooms



No Garage



1 Living Room



2 Bathrooms



Maisonette



EPC Rating B



Allocated Parking for One



Council Tax Band B

## Reasons to View

- A well-presented first floor purpose-built maisonette with two double bedrooms and an en-suite providing plenty of space for guests to stay.
- There is an allocated parking space in the car park to the immediate rear of the property and bike storage is available too.
- The communal garden sits immediately behind the property, so you can enjoy chilling out in the deckchairs on sunny days.
- This property is in the conveniently positioned Titchfield Common. A great spot to be able to commute to Fareham or get onto the M27 or to pick up any essentials from B&M.
- What a great purchase if you are a first-time buyer. A move-in home ready to put your personal stamp on it.
- Built by Persimmon Homes in 2011, and with the benefit of having your own front door, this one should definitely be on your to-view list.

## Description

The glazed entrance front door opens to the stairs leading up to the first floor where all the accommodation sits off the landing. There is a very useful built-in storage cupboard. The living room has space for a dining table and chairs as well as a sofa, so there is plenty of room to host the odd dinner party or family meal. The open-plan kitchen area is fitted with a modern range of units, with a built-in four-ring gas hob and fume hood over with oven beneath and an integrated dishwasher. There's space for the washing machine and fridge/freezer too.

Both the bedrooms here are doubles, offering great flexibility, with bedroom one benefiting from both a fitted wardrobe and an en-suite shower room. In addition, there is a large bathroom with a three-piece suite, perfect for when you need a good long soak.

To the outside there is a communal bike and bin storage, a communal garden to the rear as well as an allocated space in the car park.

## Other Information

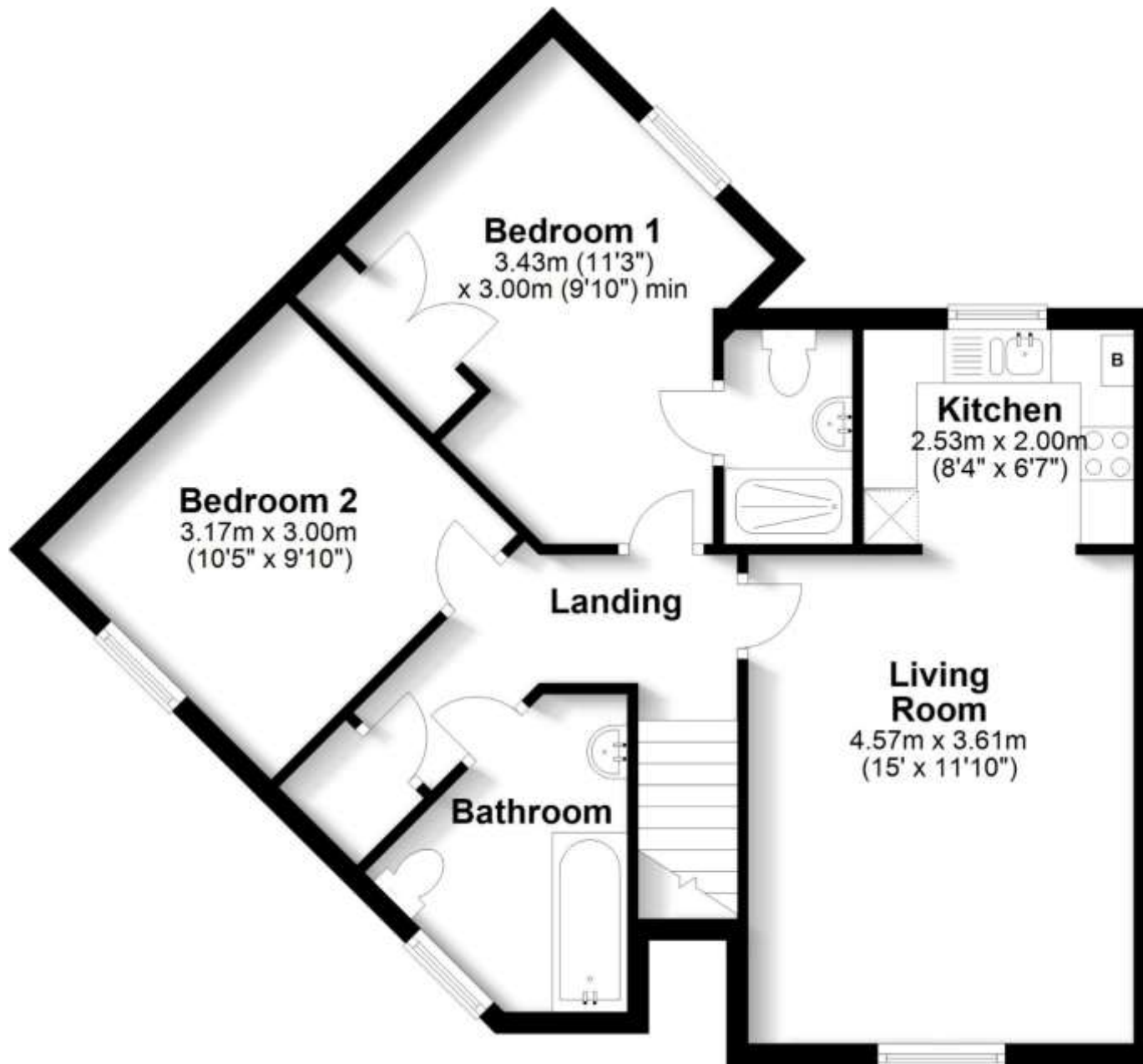
This is a Leasehold Property, the 125 year lease commenced 19/3/2012. The current ground rent is £500, increasing by £250 every 10 years payable to the Compton Group. The managing agents are Remus and the annual service charge is £1,162.

## Directions

<https://what3words.com/blunt.life.provoking>

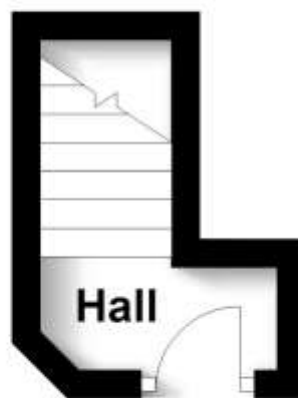
## First Floor

Approx. 60.9 sq. metres (655.6 sq. feet)



## Ground Floor

Approx. 2.7 sq. metres (28.7 sq. feet)



Total area: approx. 63.6 sq. metres (684.3 sq. feet)

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