



Flat 8, Sarum House Park Cottage Drive, Titchfield Park, PO15 5BD

Asking Price £190,000





Park Cottage Drive |  
Titchfield Park | PO15 5BD  
Asking Price £190,000

W&W are delighted to offer for sale this two double bedroom ground floor apartment. The property boasts two bedrooms lounge/dining room, kitchen, main bathroom & en-suite shower room to the main bedroom. Externally the property also benefits from communal bin/bike store & two allocated parking spaces.

Park Cottage Drive 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.





Well presented two bedroom ground floor apartment

Entrance hall benefitting from attractive tiled flooring, built in storage cupboard & airing cupboard

Modern kitchen enjoying built in oven and hob with space for additional appliances

Lounge/dining room with three windows to the front providing 'in our opinion' a naturally light, bright & airy room

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

Guest bedroom being of a double size

Main bathroom comprising three piece suite

Allocated parking for two vehicles

Communal facilities include gardens, bin store & bike store

155 Year lease commencing from 2006 so therefore 136 years remaining

Ground rent charge approx. £514.12 PA and the seller informs us that this is reviewed every 15 years

Service charge approx. £1513.78 PA and the seller informs us that this is reviewed annually

## ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

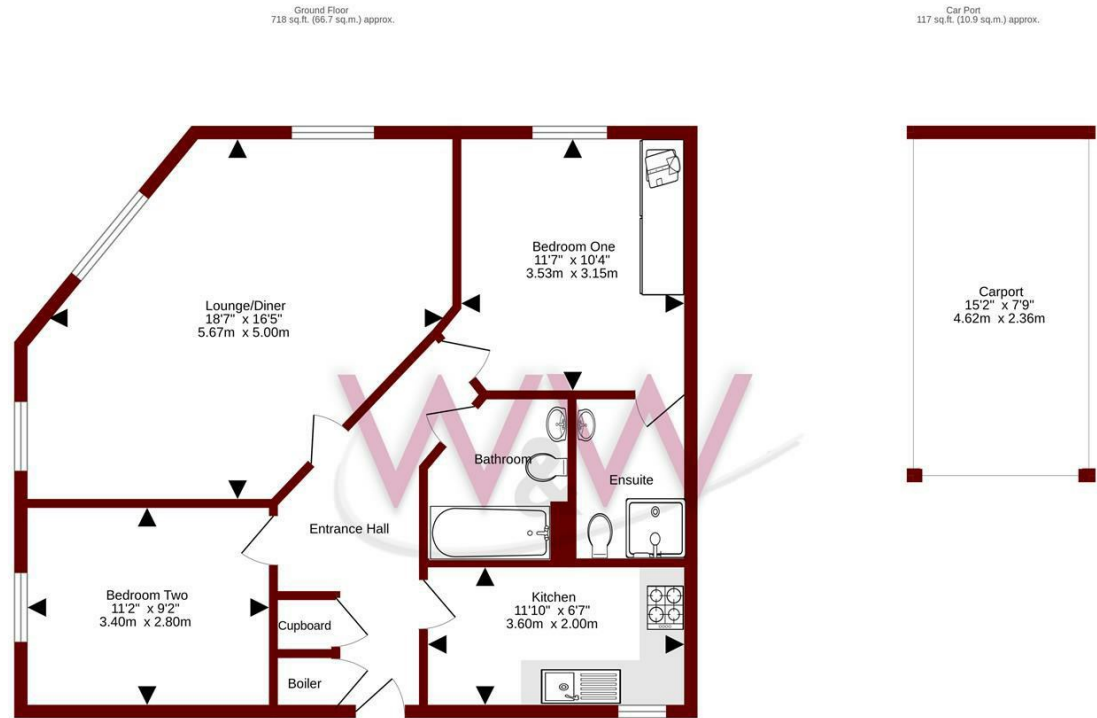
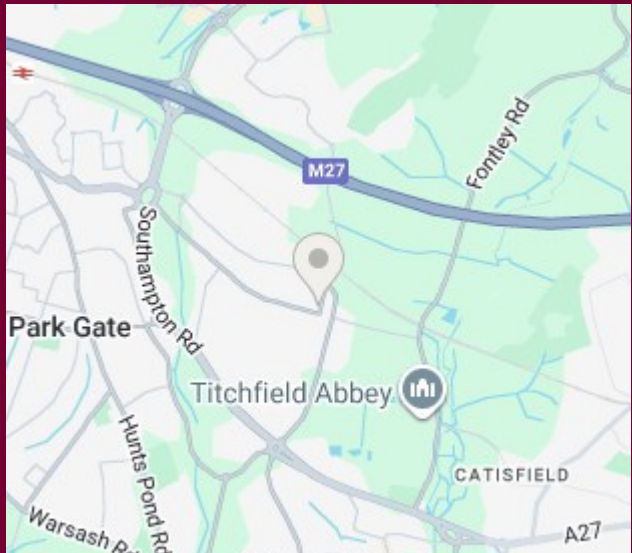
Heating - Gas central heating with replacement '2023' Vaillant combination boiler

Broadband - There is broadband connected to the property and the seller informs us that this is supplied by

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 : 836 sq.ft. (77.7 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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band - C - £1834.14 Per Annum

Tenure - Leasehold

Current EPC Rating - TBC

Potential EPC Rating - TBC

20e Bridge Road  
Park Gate  
Southampton  
Hampshire  
SO31 7GE  
01489 577990

parkgate@walkerwaterer.co.uk  
www.walkerwaterer.co.uk