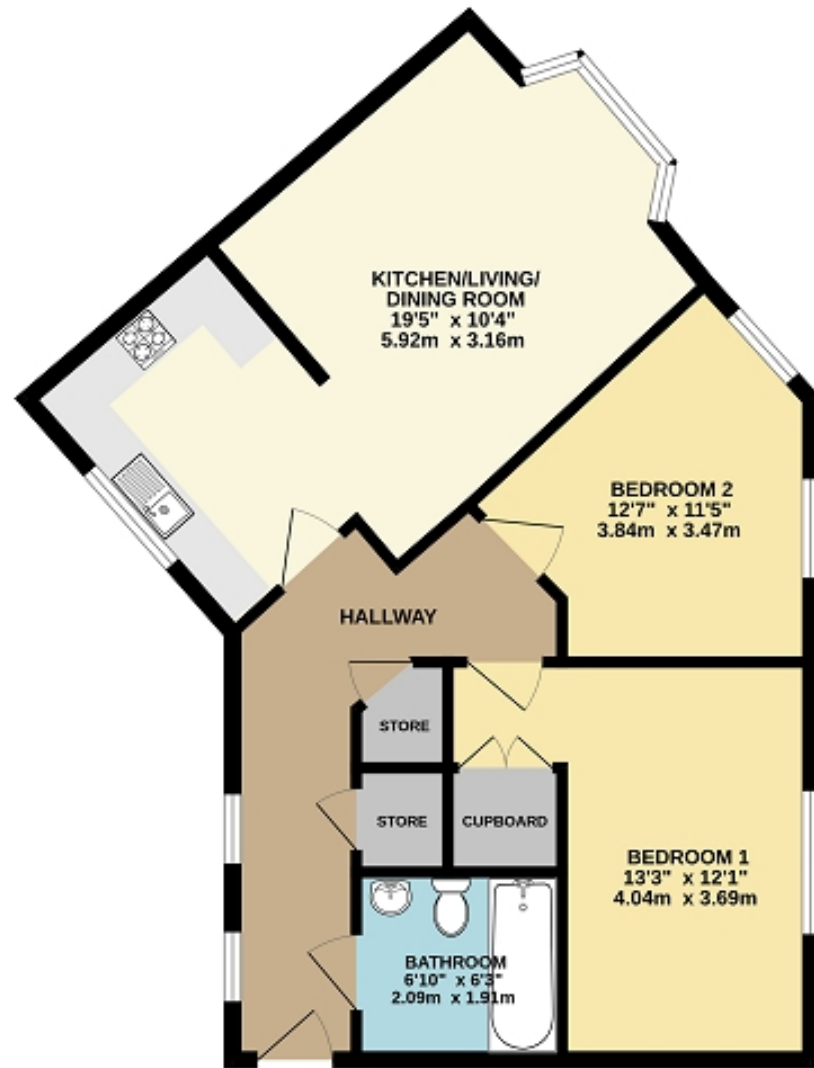


GROUND FLOOR
623 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA - 623 sq.ft. (57.9 sq.m.) approx.
While 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 misstatement. 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.
Made with Metage 02028

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



BRAMBLES

ASKING PRICE

£197,500

Leasehold

Bedford Drive, PO14 4FH

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200



Flat 7, Bedford Drive, PO14 4FH

2 Beds - 1 Baths

This two bedroom first floor apartment offers well-balanced living space, making it an excellent choice for first time buyers. Situated in a quiet cul-de-sac in a sought after area of Titchfield Common.

FEATURES

- Two bedroom apartment located on the first floor of stylish block
- Spacious open plan kitchen/living/dining area
- One allocated parking space plus visitor parking
- Communal gardens and bike store
- Ample storage throughout
- Situated in a quiet cul-de-sac location



BRAMBLES ESTATE AGENTS

5 Brook Lane, Warsash

Southampton, Hampshire

SO31 9FH

MAYFAIR OFFICE

15 Thayer Street

London

W1U 3JT

BRAMBLES ESTATE AGENTS

Portsmouth Road, Lowford

Bursledon, Hampshire

SO31 8EQ

Email: enquiries@brambles-estateagents.com

brambles-estateagents.com

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This bright and airy two bedroom first floor apartment offers great living accommodation throughout, benefiting from a modern open plan kitchen/living area that allows light to travel through the entire space. There's a contemporary bathroom plus two well proportioned bedrooms with built in wardrobes to master. With an ample amount of storage, including access to a loft space and built in cupboards in the hallway, you will never be short of storage. Outside, there is a communal garden for residents to enjoy, plus the added benefit of an outdoor communal bike store. The apartment also comes with one allocated parking space, tucked away at the rear of the building.

In summary, this well placed home is in a fantastic residential location, close to local amenities and the M27 for convenience. Its perfectly suited to a first time buyer or someone wishing to downsize. Please call Brambles Estate Agents today to arrange a viewing.



Bedroom 1 (13' 3" x 12' 1") or (4.04m x 3.69m)

Double glazed window to front. Carpet. Skirting boards and coving. Radiator. Built in wardrobe. Vent for heat extraction.

Bedroom 2 (12' 7" x 11' 5") or (3.84m x 3.47m)

Dual aspect double glazed windows to front. Carpet. Skirting boards and coving. Radiator. Access to loft hatch. Vent for heat extraction.

Bathroom (6' 10" x 6' 3") or (2.09m x 1.91m)

Vinyl flooring. Low level WC with cistern. White pedal hand wash basin with chrome mixer tap. White panel bath with tiled surround and chrome shower attachment. Glass shower screen. Radiator. Extractor fan.

Other

Fareham Borough Council Tax Band A £1,443 2025/26 charges
Vendors Position: Need to find

Shared ownership option available to purchase a minimum 50% share of the property. Rent on the remaining share is payable to VIVID housing association.

**Shared ownership option: £98,750
Rent amount: £266.86 pcm**



**Lease: 116 years remaining
Service charge: £219.30 pcm**



Hallway (14' 2" x 4' 2") or (4.33m x 1.26m)

Composite front door. Carpet. Skirting boards and coving. Dual aspect double glazed windows to rear. Radiator. Airing cupboard. Storage cupboard. Doorways leading to all rooms.

Kitchen (9' 9" x 10' 4") or (2.98m x 3.16m)

Double glazed window to rear. Vinyl flooring. Matching wall and base units with ample work surfaces. Wall mounted combi boiler. Stainless steel sink with drainer and chrome mixer tap. Partially tiled splash back. Four point gas burner hob with extractor hood. Electric fan oven. Space for washing machine, dish washer and fridge/freezer. Radiator.

Living/Dining Room (11' 9" x 10' 4") or (3.58m x 3.16m)

Double glazed bay window to front. Carpet. Skirting boards and coving. Radiator. Open plan layout.

Outside

One allocated parking space. Visitor parking on site. Communal bin store and bike shed. Communal garden. Well lit stairway rising to apartment on first floor.



Brambles Estate Agents Ltd have not checked the suitability, specifications or working conditions of any services, appliances or equipment. The enforceability and validity of any guarantee cannot be confirmed by the Agent even though documents may exist. It should not be assumed that any fittings or furnishings photographed are included in the sale unless specified; nor that the property remains as shown in the photograph.