



£175,000

Leasehold

1a Girton Close, Titchfield Common

Fareham, Hampshire PO14 4QZ



Quick View



1 Bedroom



No



1 Living Room



1 Bathroom



Maisonette



EPC Rating C



1 x Allocated Parking Space



Council Tax Band A

Reasons to View

- An ideal first time buy, or a ready-made buy to let investment with a current rental income of £800 per month.
- Unlike most flats, there are no expensive maintenance charges here, just £25 PA ground rent with no monthly charges.
- Private enclosed garden with brick BBQ & storage shed
- Don't worry about storage here, the bedroom benefits from built-in wardrobes and there's a further storage cupboard in the hall, and a loft too!
- We know how important outside space is, so check out private garden to the rear here, there's even a shed to store the furniture.
- The property is currently let on a periodic tenancy so two months notice would need to be given to the tenants if you are not buying to let.

Description

This first floor maisonette with its own garden is a ready-made buy to let investment with a current rental income of £800 per month rising to £850 from 30/11/23. The tenants have occupied the property since 2014, they are in a period tenancy and would love to stay long term. The property benefits from UPVC double glazing and a gas central heating system, the boiler was replaced in March 2020.

On the ground floor there is a small entrance hall with stairs up to the landing. A door opens into the living room with window to the front and a door into the inner hallway which has a useful storage cupboard and loft access with pull down ladder. The kitchen is fitted with oak fronted units and a stainless steel sink. There are spaces for the washing machine and fridge/freezer (both tenant's own) and there is a freestanding oven. The spacious double bedroom has two built in wardrobes and looks out to the rear. The bathroom is fully tiled and fitted with a white suite.

Outside there is an enclosed garden with patio, brick BBQ and a storage shed. There is an allocated parking space in the communal car park nearby.

The property is currently let at £800 PCM, rising to £850 PCM from 30/11/23 on a periodic tenancy. Should you not be a buy to let investor the tenants would need to be served two month's notice and they would need to have vacated prior to exchange of contracts.

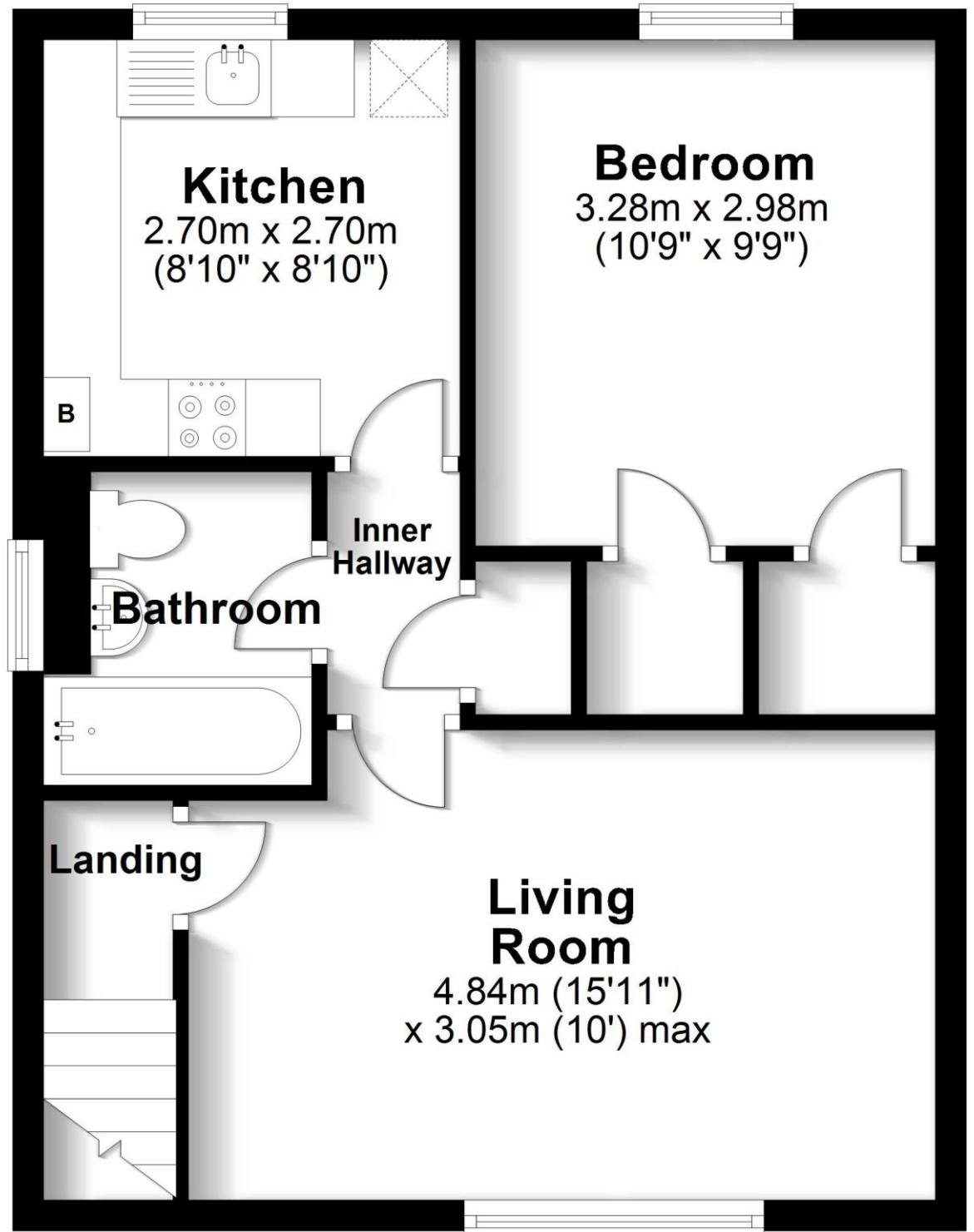
This is a leasehold property, with a 999 year lease from 24 June 1982. The annual ground rent is £25.

Directions

<https://what3words.com/soils.dash.deferring>

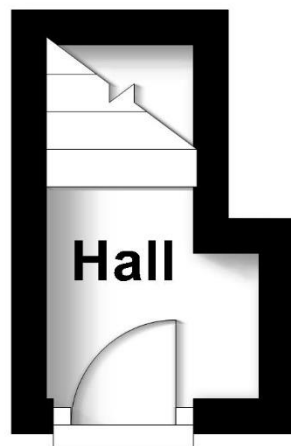
First Floor

Approx. 43.4 sq. metres (467.2 sq. feet)



Flat Entrance

Approx. 2.0 sq. metres (21.6 sq. feet)



Total area: approx. 45.4 sq. metres (488.8 sq. feet)

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