











£190,000
Leasehold

9 Elsanta Crescent, Titchfield Common Fareham, Hampshire PO14 4FS



Quick View

	2 Bedrooms		None
	1 Living room		1 Bathroom
	Second Floor Flat		EPC Rating B
	1 x Allocated Parking Space		Council Tax Band A

Reasons to View

- With a secure entry system, if you need to lock up and go sometimes, you can leave the apartment in the knowledge that its safe and secure.
- Conveniently close to the A27, this is a great spot to be able to commute to Fareham or get on the M27.
- The open plan living room and kitchen is the perfect space for entertaining friends and family.
- For those wanting to get on the property ladder this is a great first time buyers home.
- If you fancy an evening out, it's less than half a mile walk to the Joseph Paxton serving classic pub meals, close enough to leave the car at home.
- With an allocated parking space and plenty of visitor spaces around there should be no problem with parking when you get home from work!

Description

Situated in the convenient location of Titchfield Common it's just over a mile to the historic of village of Titchfield and just two miles to the Locks heath Centre which offers a good selection of amenities and a large Waitrose store.

As you walk up the path leading to this neat & tidy two bedroomed apartment, we hope you'll notice how well the area is being kept by the new local management company. Situated in a cul-de-sac location and overlooking a park with woodland beyond, the communal entrance with security entry system allows you in where you can take the stairs up to this second/top floor apartment.

The hallway has a useful built in storage cupboard, so plenty of room to put away your coats and shoes. Stepping into the living area, it's open plan with the kitchen, great for socialising with friends or family. The kitchen area has tiled surrounds with plenty of storage in the wood effect units and is equipped with a built in oven and hob, and spaces for the washing machine, a dishwasher and fridge/freezer. It's dual aspect, so a light bright space with views to the front over the park and to the rear the communal garden.

There are two bedrooms, the larger to the rear benefitting from a fitted wardrobe. Bedroom two has a great view out over the park and woodland beyond. The bathroom has a window and is a good size so you can enjoy a soak after a long day or a swift morning shower.

Outside there is a lawned communal garden as well as bike and bin storage. There is an allocated parking space and additional visitor spaces nearby. Having a resident's run management company in place means that external and communal parts of the building and grounds are taken care of, so this is a super easy home to manage. The sellers have already earmarked a new build home which is due to be ready in March/April, so this could be a nice easy move.

Other Information

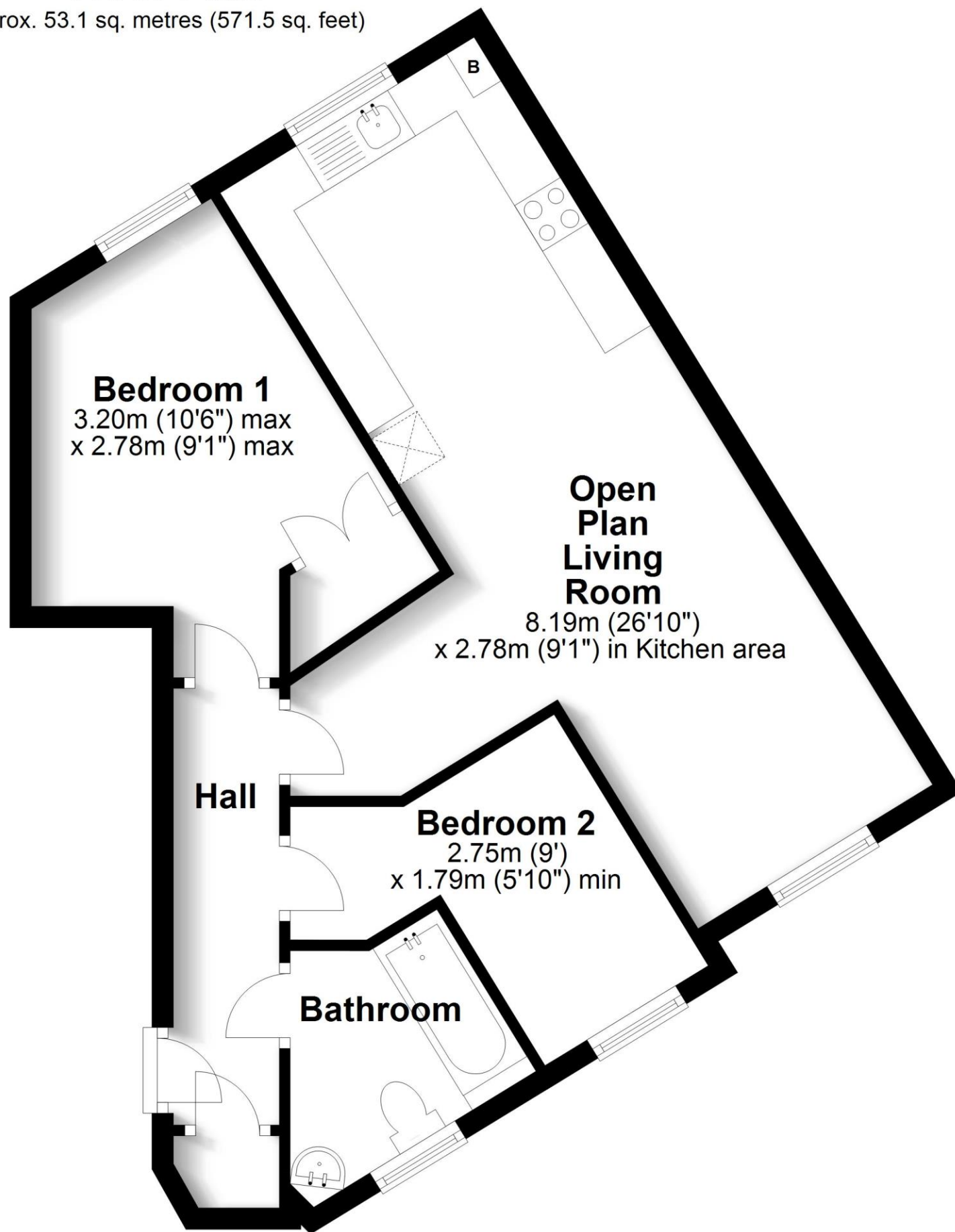
This is a Leasehold Property, the 125 year lease commenced 1st January 2012. By a deed of variation the ground rent was set at £150 per year from 2022 with reviews every 10 years linked to RPI. The managing agents are Hunts Pond Road Management Company Ltd and the current annual service charge is approx. £895.

Directions

<https://what3words.com/dollar.cloud.bloom>

Floor Plan

Approx. 53.1 sq. metres (571.5 sq. feet)



Total area: approx. 53.1 sq. metres (571.5 sq. feet)

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