



1 Angelica Way, Whiteley, PO15 7HY

Asking Price £179,950



Angelica Way |  
Whiteley | PO15 7HY  
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W&W are delighted to offer for sale this well presented & recently improved in '2023' two bedroom ground floor apartment. The home has been re-decorated & re-floored in October 2023 & boasts two bedrooms, lounge/dining room, kitchen & family bathroom. The property also benefits from allocated parking for two vehicles to the front.

Angelica Way is ideally positioned with the fantastic amenities of Whiteley Shopping Centre less than a 1 minute walk away, providing a variety of shops and eateries alongside cinema, gym & supermarket. Excellent transport links are close by including the M27, A27 & Swanwick train station.





Well presented '2023' re-decorated & re-floored two bedroom ground floor apartment

No chain ahead

Lounge/dining room with window to the front

Kitchen boasting built in oven/hob with washing machine & fridge/freezer to remain

Main bedroom with window to the rear

Additional bedroom enjoying built in wardrobe

Family bathroom comprising three piece white suite

Allocated parking for two vehicles to the front

97 Years remaining on the lease

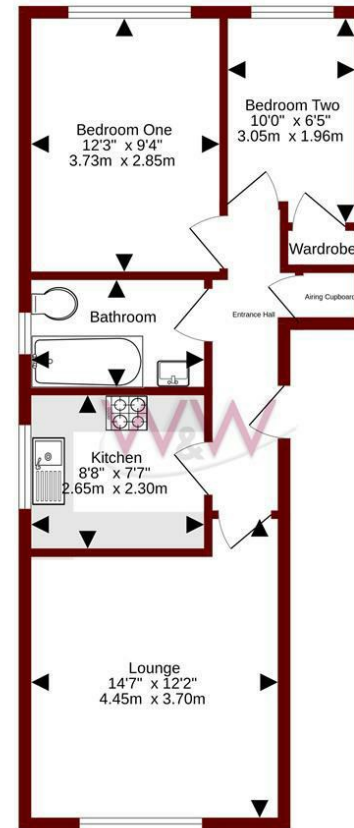
Service charge approx. £3,121.67 PA

Ground rent charge TBC

Walking distance to Whiteley Shopping Centre



Ground Floor  
511 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA: 511 sq.ft. (47.5 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>		66	70
(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 - B

Tenure - Leasehold

Current EPC Rating - D

Potential EPC Rating - C

H3 Whiteley Shopping Centre

Whiteley Way

Whiteley

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