



7 Kempton Court, Timor Close, Whiteley, PO15 7EH

Asking Price £220,000



Timor Close |

Whiteley | PO15 7EH

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W&W are delighted to offer for sale this immaculately presented & recently improved in 2024 two bedroom top floor apartment. The property boasts two bedrooms, lounge/dining room, kitchen & modern re-fitted shower room. The property also benefits from allocated parking for two vehicles & communal gardens.

Timor Close is a quiet cul de sac in the highly sought after village of Whiteley, the local shops and amenities are just a 10 minute walk away with the variety of shops and eateries of Whiteley Shopping Centre just over 20 minutes away.





Immaculately presented & improved two bedroom top floor apartment

No chain ahead

Entrance hall enjoying replacement June '2024' carpets, built in storage cupboard & loft access

Dual aspect living/dining room boasting attractive wood effect laminate flooring

'2024' Re-furnished kitchen boasting brand new marble effect worktops sink & feature tap

Brand new integrated appliances include oven, hob and extractor fan, additionally there is a built in freezer and the also space/plumbing for additional appliances

Dual aspect main bedroom benefitting from built in wardrobes

Brand new June '2024' re-fitted shower room comprising three piece white suite with feature double shower cubicle tray & attractive wall tiling

Guest bedroom also benefitting from built in wardrobes

Replacement '2023' external double glazed UPVC windows throughout (the vendor informs us these come with a 10 year guarantee)

Allocated parking for two vehicles to the rear

Security intercom, communal gardens & bin/bike store

Walking distance to local amenities

Ground rent approx. £150 PA

Service charge approx. £1406 PA and the seller informs us that this is reviewed annually

97 Years remaining on lease

ADDITIONAL INFORMATION

Property construction - Traditional brick built with tiled roof

Electricity supply - Mains

Water supply - Mains

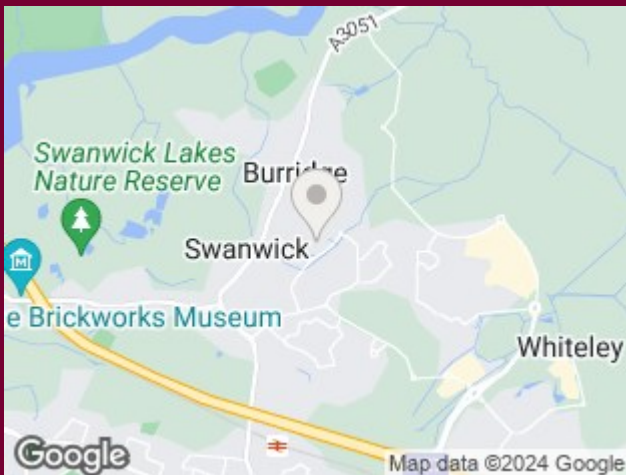
Sewerage - Mains

Heating - Gas central heating

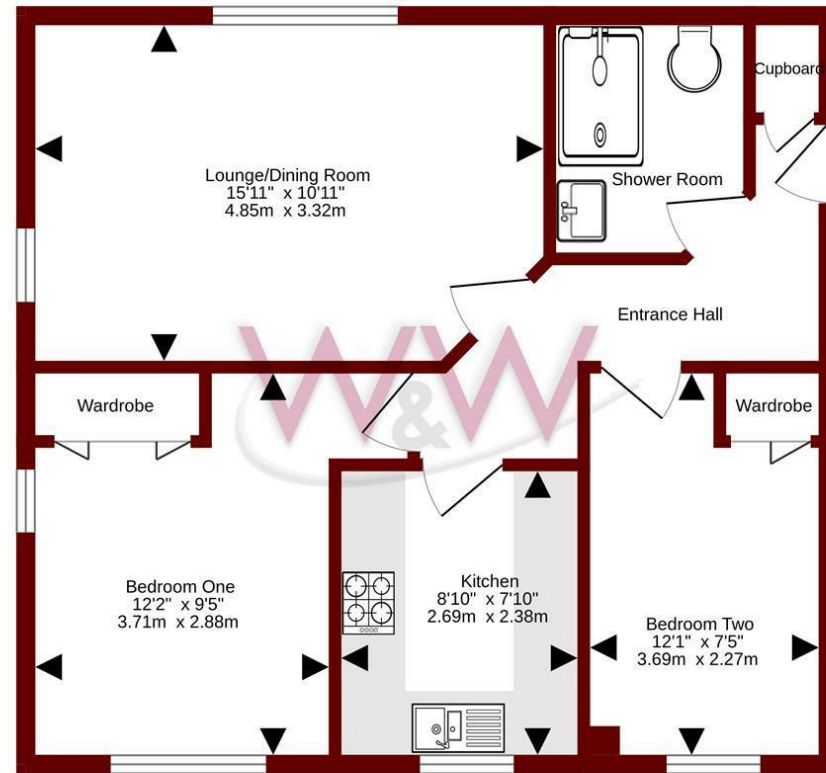
Broadband - There is no broadband connected to the property

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/>



Ground Floor
572 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA: 572 sq.ft. (53.1 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.
Made with Metropro c2024

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

Council Tax Band - B - £1604 Per Annum

Tenure - Leasehold

Current EPC Rating - TBC

Potential EPC Rating - TBC

H3 Whiteley Shopping Centre

Whiteley Way

Whiteley

Hants

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