



3 Whitewater House , Oakhanger Close, Curbridge, SO30 2HY

Asking Price £240,000



Oakhanger Close |
Curbridge | SO30 2HY
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W&W are delighted to offer for sale this well presented '2023' built two bedroom first floor apartment. The property boasts kitchen/dining/living room, two bedrooms, main bathroom & en-suite shower room to the main bedroom. The property also benefits from allocated parking.

Whitewater House is in the brand new 2020 'Whiteley Meadows' development. You'll find the development nestled between the picturesque market village of Botley and the bustling shopping destination of Whiteley. If you are looking for a pretty, rural location with the benefits and convenience of many larger shops, restaurants, bars and sports clubs then this is the perfect place for you. Botley train station is just 1.5 miles offering regular services to London Waterloo, Portsmouth and Southampton. When completed the development will also have schooling for all ages, including primary school, a secondary school and nurseries.





Well presented '2023' built two double bedroom first floor apartment

No chain ahead

Welcoming entrance hall enjoying built in storage/utility cupboard

19'6ft Dual aspect kitchen/dining/living room with balcony

Modern kitchen boasting attractive marble effect worktops & attractive units

Integrated appliances include oven, hob, dishwasher & fridge/freezer

Dual aspect main bedroom benefitting from modern en-suite shower room

Guest bedroom

Modern main bathroom comprising three piece white suite & attractive wall tiling

Attractive wood effect flooring throughout the property except both bathrooms

Beautifully landscaped communal front/rear gardens

Communal bin & bike store

Allocated parking

999 years remaining on the lease

Service charge approx. £1009 PA

Ground rent charge TBC

ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating

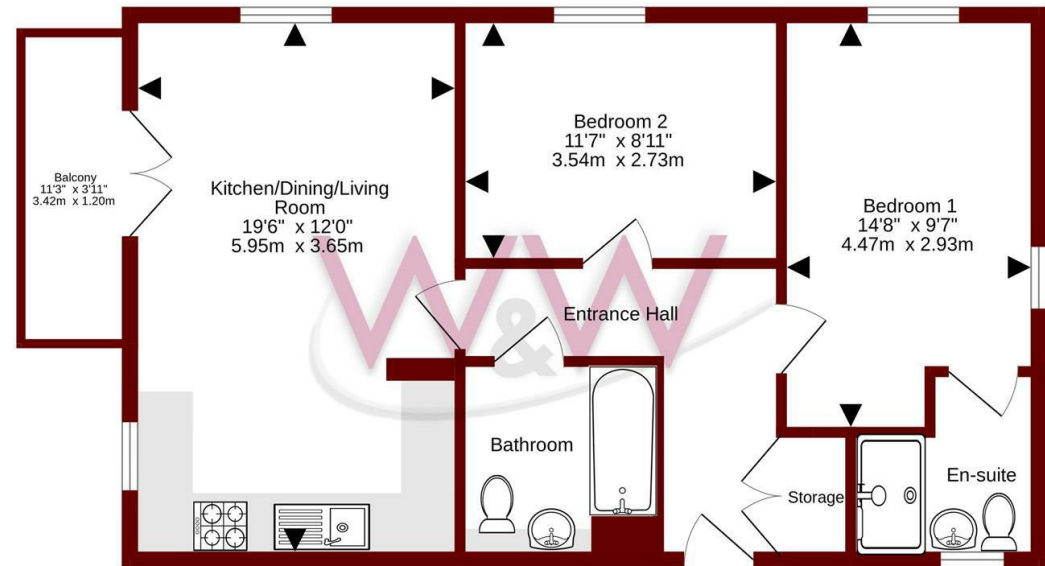
Broadband - There is currently no broadband connected to the property

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
638 sq.ft. (59.3 sq.m.) approx.



TOTAL FLOOR AREA : 638 sq.ft. (59.3 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) A			
(81-91) B		84	84
(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 - C

Tenure - Leasehold

Current EPC Rating - B

Potential EPC Rating - B

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