



14 Arbour Court, Whiteley, PO15 7FG

Asking Price £182,500



Arbour Court |
Whiteley | PO15 7FG
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W&W are delighted to offer for sale this '2024' re-decorated & refloored two bedroom first floor apartment. The property boasts two double bedrooms, lounge/dining room, main bathroom & en-suite shower room to the main bedroom. The property also benefits from a balcony, communal gardens and allocated parking.

Arbour Court is ideally situated with Whiteley Shopping Centre on your doorstep, providing a variety of eateries & amenities including Tesco & Cineworld Cinema, also just around the corner is Meadowside leisure centre. Also within walking distance you have two local schools; Cornerstone Primary School & Whiteley Primary School.





'2024' Re-decorated & refloored two double bedroom first floor apartment

No chain ahead

'2024' replacement flooring throughout the property

Entrance hall boasting two built in storage cupboards

Lounge/dining room with centrepiece fireplace & double doors opening out onto the balcony with panoramic views

Kitchen enjoying built in oven/hob with space for additional appliances

Main bedroom benefitting from built in storage & en-suite shower room

Guest bedroom enjoying door opening out onto the balcony

Bathroom comprising three piece suite

977 Years remaining on the lease

Ground rent charge approx. £125 PA

Service charge approx. £1680 PA and the seller informs us that this is reviewed annually

Use of communal gardens

Communal lift to all floors

Allocated parking space with plenty of visitors parking available

ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

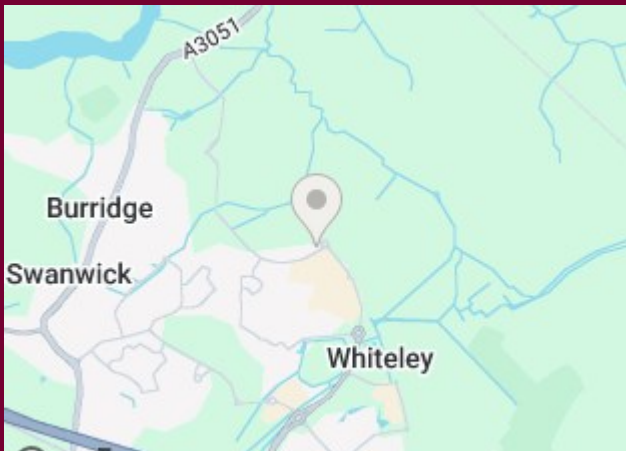
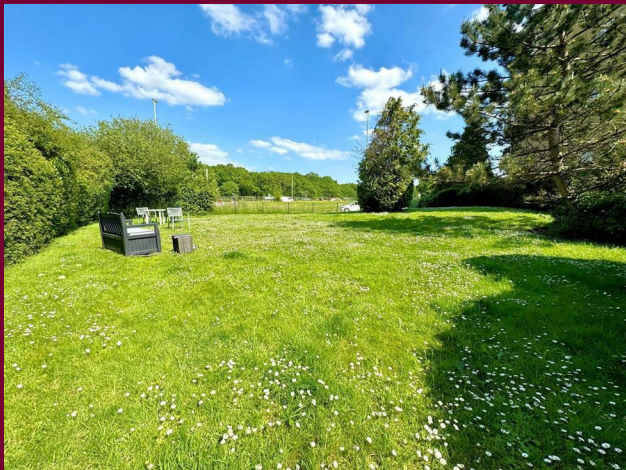
Sewerage - Mains

Heating - Electric storage heaters

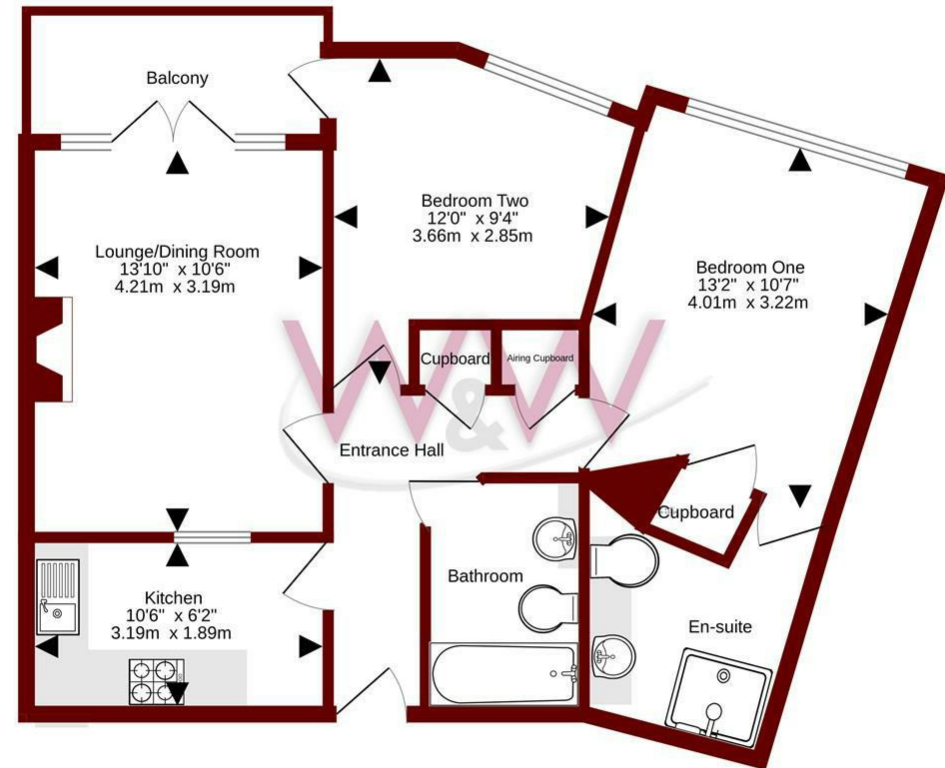
Broadband - There is no broadband currently connected to the property

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
616 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA : 616 sq.ft. (57.2 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		
(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 - £1894.58 Per Annum

Tenure - Leasehold

Current EPC Rating - C

Potential EPC Rating - B

H3 Whiteley Shopping Centre

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Whiteley

Hants

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