



5 Bluebell House Waterclose Way, Whiteley, PO15 7QS

Asking Price £240,000





Waterclose Way |  
Whiteley | PO15 7QS  
Asking Price £240,000

W&W are delighted to offer for sale this well presented '2022' built two double bedroom top floor apartment. The property boasts two bedrooms, open plan kitchen/living/dining room & main bathroom. The property also benefits from allocated parking for two vehicles, communal bike store & bin shed.

Waterclose Way is ideally located for the modern family lifestyle, the Whiteley shopping centre providing a variety of shops and eateries as well as a cinema and supermarket is just a few minutes away, as is 'Meadowside', offering large play field, park & leisure centre. The M27, A27 & Swanwick train station are all easily accessible also. 'Cornerstone Primary School' is extremely close to the property & 'Whiteley Primary School' is also within walking distance.





Well presented '2022' built two bedroom top floor apartment

No chain ahead

Welcoming entrance hall enjoying built in storage/utility cupboard providing plumbing for appliances

Dual aspect open plan kitchen/living/dining room with Juliette balcony

Modern kitchen enjoying built in oven, hob, fridge/freezer & dishwasher

Main bedroom benefitting from built in wardrobes

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

Additional guest bedroom

The property enjoys it's own loft space

Allocated parking for two vehicles

Communal bin sheds, bike store & security intercom

997 Years remaining on the lease

£1100 per annum for service charge and ground rent

### **ADDITIONAL INFORMATION**

Property construction - Traditional Brick Built

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Electric heating

Broadband - There is broadband connected to the property

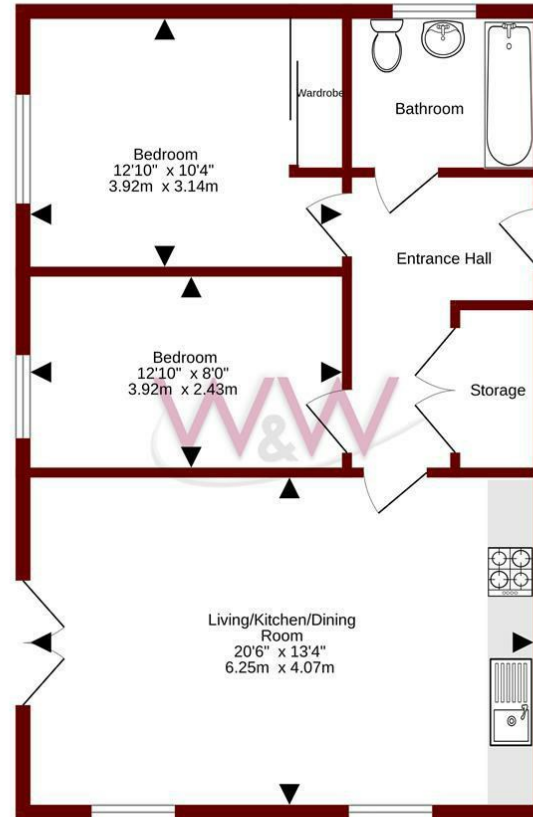
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

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  
647 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA: 647 sq.ft. (60.1 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.  
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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>		74	74
(55-68) <b>D</b>			
(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 - C

Tenure - Leasehold

Current EPC Rating - C

Potential EPC Rating - C

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