



49 Angelica Way, Whiteley, PO15 7HZ

Asking Price £192,000



Angelica Way |  
Whiteley | PO15 7HZ  
Asking Price £192,000

W&W are pleased to offer for sale this two bedroom ground floor apartment. The property boasts two bedrooms, lounge/dining room, kitchen & main 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.





Two bedroom ground floor apartment

No chain ahead

Entrance hall with built in storage/airing cupboard

Lounge/dining room with window to the front

Kitchen enjoying built in oven & hob with spaces for additional appliances

Main bedroom with window to the rear

Guest bedroom benefitting from built in storage

Main bathroom comprising three piece white suite

Allocated parking to the front for two vehicles

972 Years remaining on the lease

Service charge approx. £1225 PA and the seller informs us that this is reviewed annually

## ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

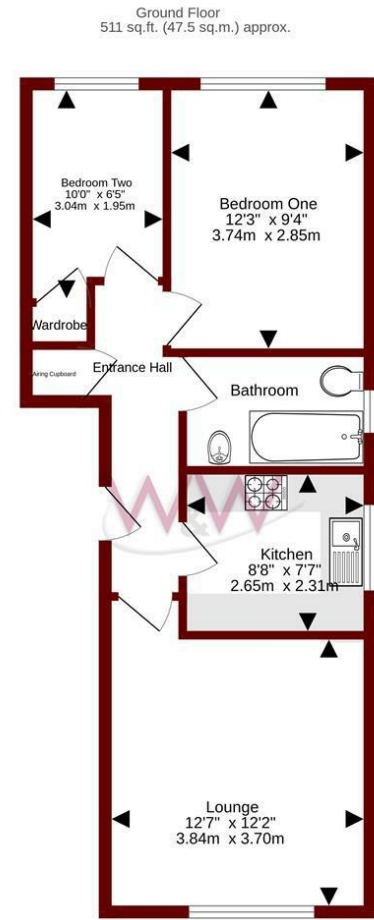
Sewerage - Mains

Heating - Electric storage heaters

Broadband - There is broadband connected to the property and the seller informs us that this is supplied by Virgin Media. The seller also informs us that there are multiple other providers available and also a communal satellite dish

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/>



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>                            |                            |           |
| (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<br>2002/91/EC |           |

Council Tax Band - B - £1740 Per Annum

Tenure - Leasehold

Current EPC Rating - C

Potential EPC Rating - C

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