



Flat 8 Epsom Court, Timor Close, Whiteley, Fareham, PO15 7EQ

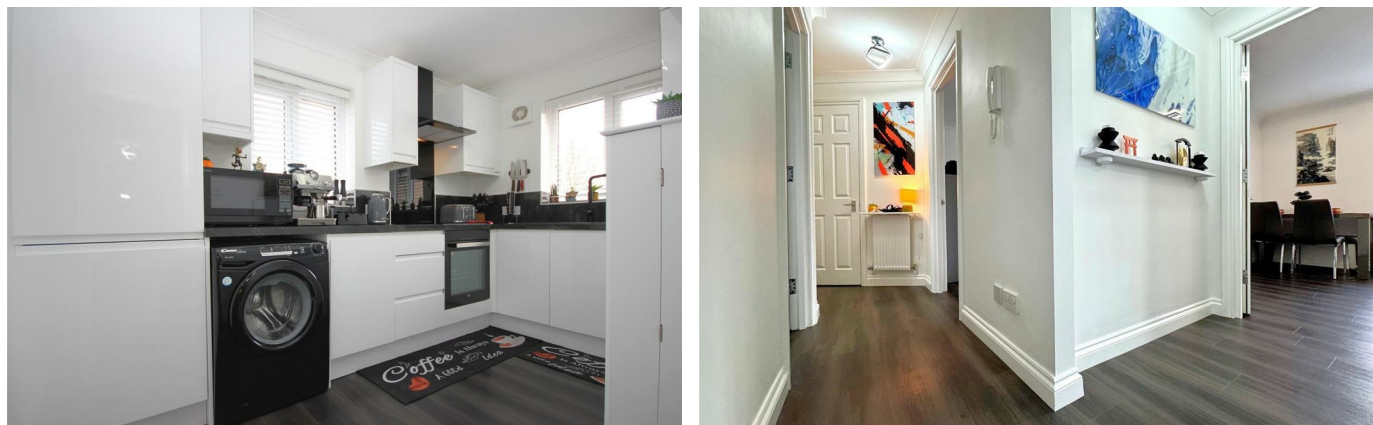
Asking Price £200,000

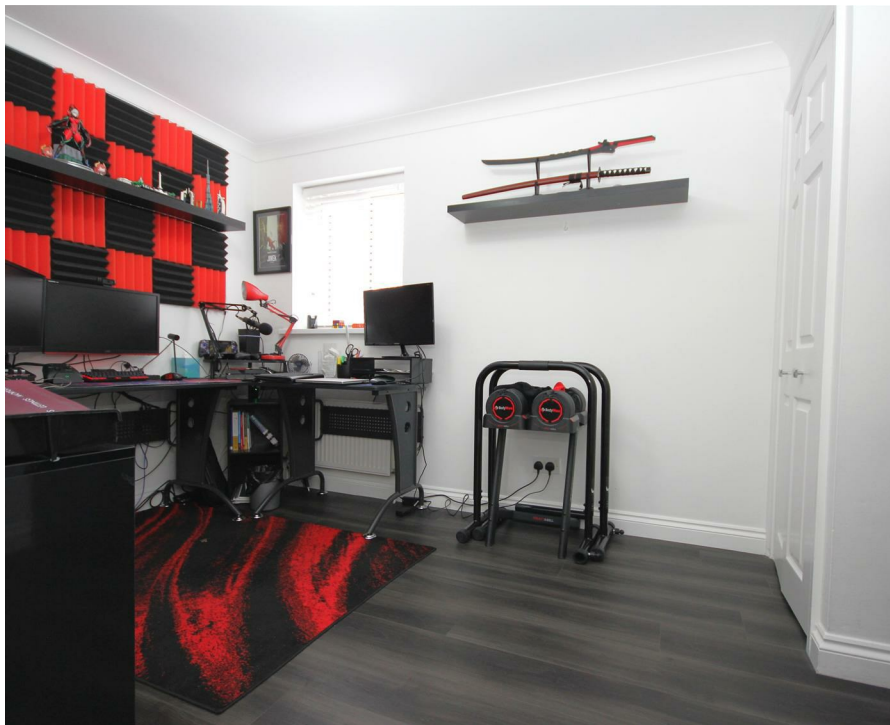


Timor Close | Whiteley  
Fareham | PO15 7EQ  
Asking Price £200,000

W&W are extremely delighted to offer for sale this beautifully presented & vastly improved two double bedroom top floor apartment offered with no chain ahead. The property boasts two bedrooms, lounge/dining room, modern kitchen & modern bathroom. The property also benefits from allocated parking for two vehicles.

'Epsom Court' is situated within 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. Excellent transport links are easily accessible from the property including A27, M27 & Swanwick train station.





Beautifully presented & vastly improved two double bedroom top floor apartment

No chain ahead

Entrance hall enjoying attractive dark wood effect LVT flooring flowing throughout the property & large built in storage cupboard

Lounge/dining room with window to the rear enjoying woodland views

Modern re-fitted kitchen with high gloss units, granite effect worktops, integrated oven, hob & fridge freezer with space for washing machine

Main bedroom benefitting from built in wardrobes

Guest bedroom also benefitting from built in wardrobes

Modern re-fitted main bathroom comprising three pace white suite with feature aqua panelling to the walls

Allocated parking for two vehicles

The property has the added benefit of a loft space

94 Years remaining on the lease

Ground rent charge approx. £150 PA

Service charge approx. £165 per 10 month's running from March to December

### ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating

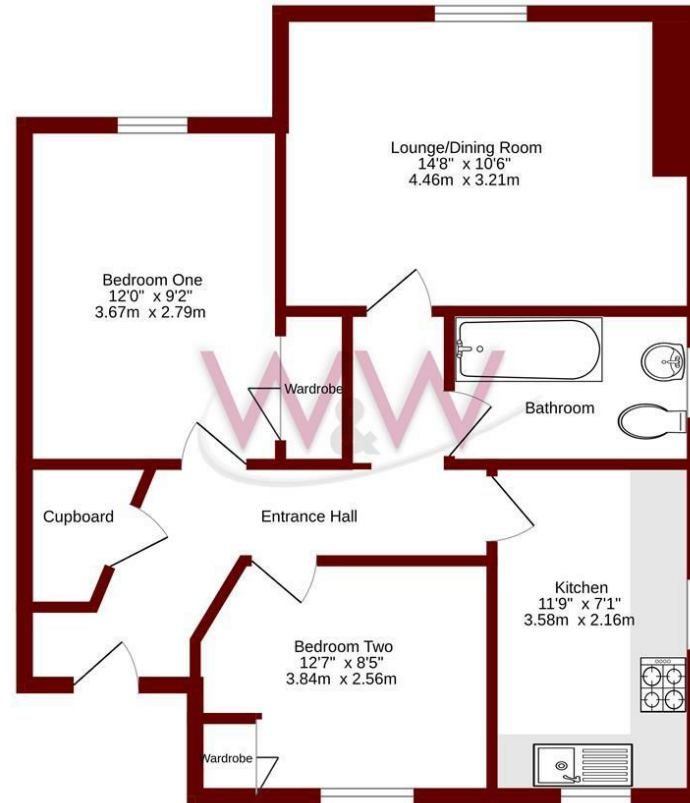
Broadband - There is broadband connected to the property

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  
589 sq.ft. (54.8 sq.m.) approx.



TOTAL FLOOR AREA: 589 sq.ft. (54.8 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 Metropix G3025

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		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band - B

Tenure - Leasehold

Current EPC Rating - C

Potential EPC Rating - C

H3 Whiteley Shopping Centre

Whiteley Way

Whiteley

Hants

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