



78 Angelica Way, Whiteley, PO15 7HZ

Asking Price £190,000



Angelica Way |
Whiteley | PO15 7HZ
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W&W are delighted to offer for sale this well presented and improved two bedroom ground floor flat. The property boasts two bedrooms, lounge, modern fitted kitchen & modern bathroom. The property also enjoys a communal garden & two allocated parking spaces.

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

Lounge with window to the front

Modern kitchen boasting high gloss units, built in oven/hob, slimline dishwasher, motion sensor kickboard, under cupboard lights & space for additional appliances

Main bedroom

Second bedroom with built in storage cupboard

Modern main bathroom comprising three piece white suite & attractive tiling

Replacement electric heaters throughout with both the lounge & main bedroom being 'Alexa' voice controlled

Security intercom

Communal gardens

Allocated Parking for two vehicles

Service charge Approx. £1,500 PA

96 Years remaining on the lease

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

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
511 sq.ft. (47.5 sq.m.) approx.

Lounge
14'7" x 12'1"
4.44m x 3.69m

Kitchen
8'8" x 7'7"
2.64m x 2.30m

Bedroom One
12'6" x 9'4"
3.80m x 2.84m

Bedroom Two
10'3" x 6'5"
3.13m x 1.96m

Wardrobe

Bathroom

Entrance Hall

Airing Cupboard

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. These details are for guidance only and should not 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 Metopix C2026

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 - B

Tenure - Leasehold

Current EPC Rating - D

Potential EPC Rating - C

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