



120 Angelica Way, Whiteley, PO15 7HY

Asking Price £174,000



Angelica Way |
Whiteley | PO15 7HY
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W&W are pleased to offer for sale this two bedroom top floor apartment. The property boasts two bedrooms, lounge/dining room, kitchen & main bathroom. The property also benefits from allocated parking for two vehicles.

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 top floor apartment

Ideally located within strolling distance to Whiteley shopping centre

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 for two vehicles

95 Years remaining on the lease and the seller informs us that they own a share of the freehold

Service charge approx. £2035 PA and the seller informs us that this is reviewed annually

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

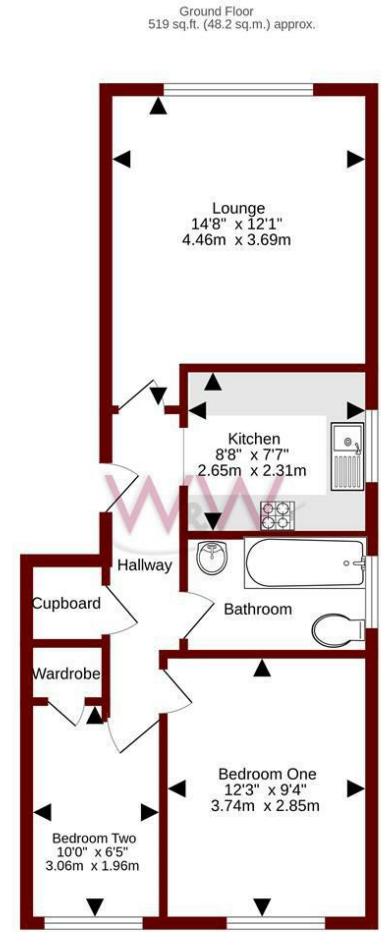
Sewerage - Mains

Heating - Electric storage heaters

Broadband - There is broadband connected to the property and the seller informs us that this is supplied by Sky

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 : 519 sq.ft. (48.2 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 - B

Tenure - Share of Freehold

Current EPC Rating - C

Potential EPC Rating - C

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