



3 Angelica Way, Whiteley, Fareham, PO15 7HY

Asking Price £185,000



Angelica Way | Whiteley
Fareham | PO15 7HY
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W&W are delighted to offer for sale this well presented two bedroom first floor apartment. The property boasts two bedrooms, lounge/dining room, kitchen & modern main bathroom. Outside, the property benefits from 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.



ID Checks/ Anti Money Laundering Checks

Should a purchaser(s) have an offer accepted on a property marketed by Walker & Waterer Estate agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £25 inc. VAT per person, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



Well presented two bedroom first floor apartment

Entrance hall enjoying built in storage/airing cupboard & replacement carpet flowing into bedroom one

Lounge with attractive wood effect laminate flooring

Kitchen enjoying fitted hob with space for additional appliances

Main bedroom with window to the rear

Guest bedroom benefitting from built in storage

2024 Re-fitted main bathroom comprising three piece suite & attractive herringbone style flooring

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. £1,868.04 PA

ADDITIONAL INFORMATION

Property construction - Traditional brick build

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
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA : 518 sq.ft. (48.1 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) A			
(81-91) B			
(69-80) C		71	73
(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 - C

Potential EPC Rating - C

H3 Whiteley Shopping Centre
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