



Aintree Court, Timor Close, Whiteley, PO15 7EG

Asking Price £192,500



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W&W are delighted to offer for sale this extremely well presented two double bedroom first floor apartment. The property enjoys two bedrooms, lounge/dining room, kitchen & modern shower room. The property also benefits from carport parking & allocated parking for two vehicles.

Timor Close is 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.





Extremely well presented two double bedroom first floor apartment

Available with no chain ahead

Entrance hall enjoying attractive wood effect laminate flooring flowing into the lounge/dining room & large built in storage cupboard

Dual aspect kitchen enjoying integrated oven & hob with space for additional appliances

Lounge/dining room with twin windows overlooking woodlands

Main bedroom benefitting from built in wardrobes & window to the rear overlooking the woodland views

Guest bedroom also benefitting from built in wardrobes

Modern shower room comprising three piece white suite

Carport & allocated parking for two vehicles

94 Years remaining on the lease

Ground rent charge approx. £150 PA

Service charge approx. £177.97 per calendar month

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating

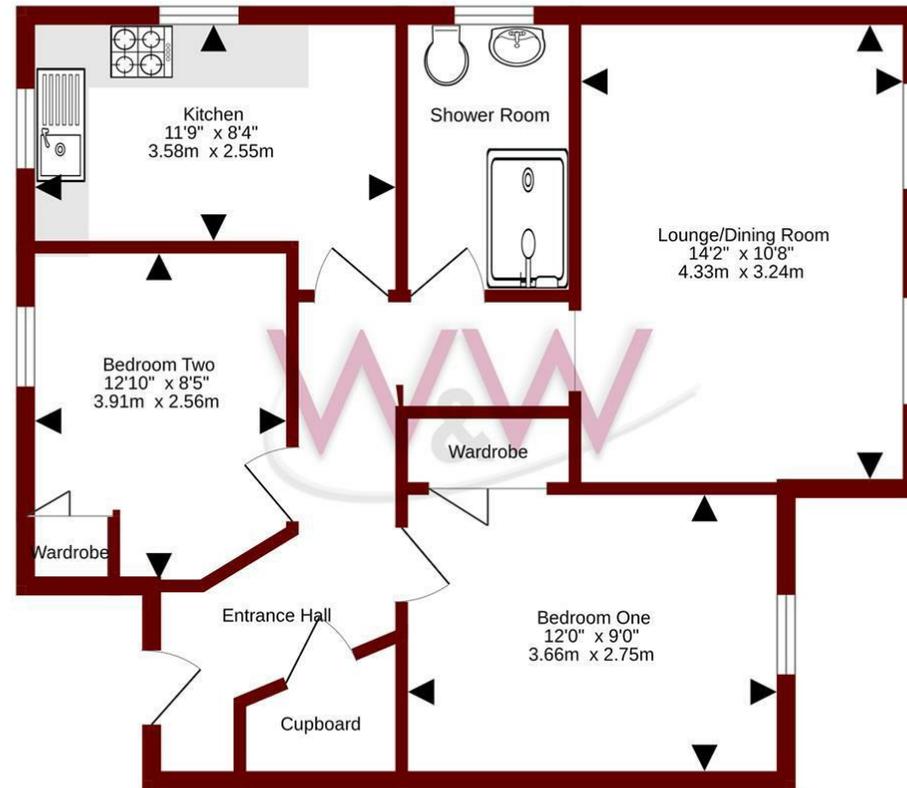
Broadband - There is broadband connected to the property

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
597 sq.ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA : 597 sq.ft. (55.5 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) A			
(81-91) B			
(69-80) C		77	80
(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

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