



2 Angelica Way, Whiteley, Fareham, PO15 7HY

Asking Price £200,000



Angelica Way | Whiteley

Fareham | PO15 7HY

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W&W are extremely delighted to offer for sale this beautifully presented & vastly improved two bedroom ground floor apartment. Internally, the property enjoys an impressively sized dual aspect open plan 20'8ft lounge/kitchen/dining room, two bedrooms & 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.





Beautifully presented & vastly improved two bedroom ground floor apartment

Impressively sized 20ft open plan dual aspect kitchen/living/dining room

Modern kitchen enjoying marble effect worktops, attractive cabinets & central island

Integrated appliances include oven, hob, slimline dishwasher, fridge/freezer & washing machine

Wood effect laminate flooring flowing through the entrance hall & kitchen/dining/living room

Main bedroom with window to the rear overlooking woodlands/greenery

Guest bedroom benefitting from built in storage

Modern re-fitted main bathroom comprising three piece white suite & attractive wall tiling

Allocated parking for two vehicles

Walking distance to Whiteley Shopping Centre

95 Years remaining on the lease

Service charge approx. £2064 PA and the seller informs us that this includes the ground rent charge

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

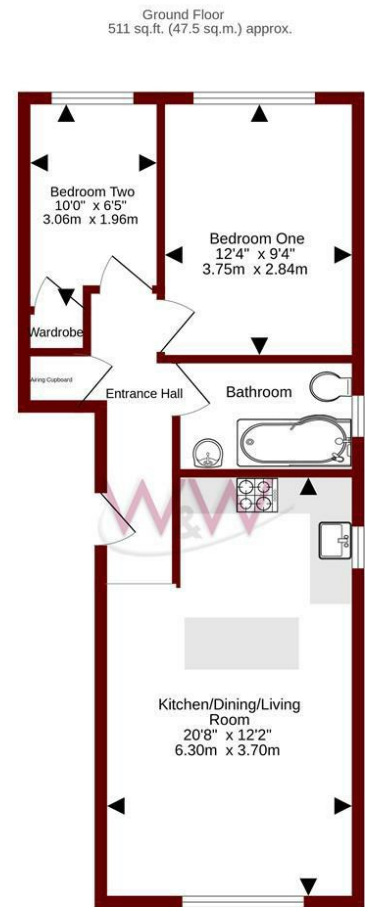
Sewerage - Mains

Heating - Electric storage heating

Broadband - There is broadband connected to the property

Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

Please check here for all mobile networks - <https://checker.ofcom.org.uk/>



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. 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 - Leasehold

Current EPC Rating - D

Potential EPC Rating - C

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