



7 Hawfinch House Whiteley Way, Whiteley, Fareham, PO15 7QJ

Asking Price £235,000



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Fareham | PO15 7QJ
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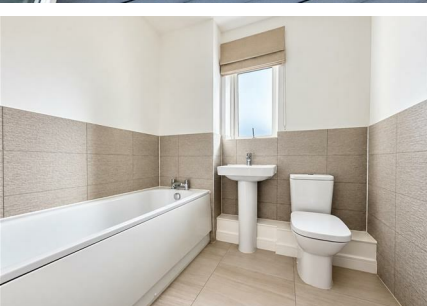
W&W are delighted to offer for sale this well-presented, upgraded & improved two double bedroom top-floor apartment, built in 2021 and ideally situated within the sought-after Whiteley development. The property offers modern, stylish accommodation comprising an open-plan kitchen/lounge/dining room, two double bedrooms, contemporary main bathroom and an en-suite shower room to the principal bedroom. Further benefits include a private balcony and allocated parking.

Hawfinch House is ideally positioned for modern living, with Whiteley Shopping Centre, restaurants, cinema and supermarket all within easy walking distance. Meadowside leisure facilities and green spaces are also close by, while Whiteley Pastures woodland trails are just 100m away. The property is conveniently located for local schools, with the primary school less than a 10-minute walk away, and offers excellent commuter links via Fareham and the M27, providing easy access to Portsmouth, Southampton and London.

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.





Extremely well presented '2021' built two double bedroom first floor apartment

Offered with no forward chain

Upgraded & improved throughout

Spacious entrance hall enjoying built in storage cupboard & attractive wood effect flooring flowing into the kitchen/dining/living room

Impressively sized 22'4ft open plan kitchen/dining/living room with door opening out onto the balcony

Modern kitchen boasting central island unit providing additional storage & seating, attractive worktops/cabinets & LVT herringbone flooring to the kitchen area

Integrated 'AEG' appliances include oven, hob, fridge/freezer, dishwasher & washer/dryer

Main bedroom benefitting from en-suite

Modern en-suite shower room comprising three piece white suite, double shower cubicle tray & attractive upgraded wall tiling

Guest bedroom with window to the front

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

The property has the benefits of it's own personal loft space

Allocated parking

Communal facilities include; bin store, bike store & security intercom

119 Years remaining on the lease

Service charge approx. £1187.89 PA

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

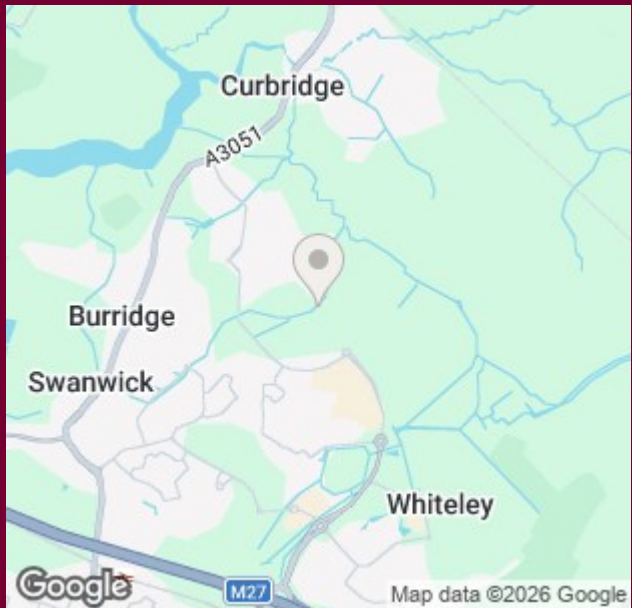
Sewerage - Mains

Heating - Gas central heating

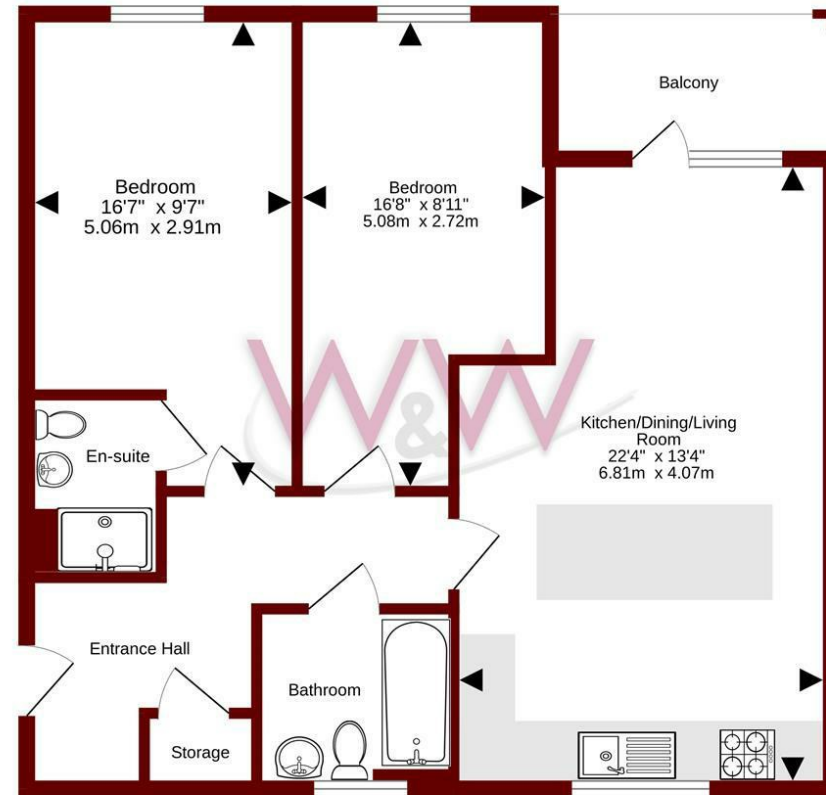
Broadband - There is broadband connected to the property

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

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



Ground Floor
724 sq.ft. (67.2 sq.m.) approx.



TOTAL FLOOR AREA : 724 sq.ft. (67.2 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 - C

Tenure - Leasehold

Current EPC Rating - B

Potential EPC Rating - B

H3 Whiteley Shopping Centre

Whiteley Way

Whiteley

Hants

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