



4 Balmoral House Thyme Avenue, Whiteley, PO15 7GX

Offers In Excess Of £175,000



Thyme Avenue |  
Whiteley | PO15 7GX  
Offers In Excess Of £175,000

W&W are delighted to offer for sale this extremely well presented & improved two bedroom first floor apartment. The property boasts two bedrooms, lounge, kitchen and family bathroom. The property also benefits from allocated parking to the rear.

'Balmoral House' is situated in Thyme Avenue is just a five minute walk to the shops, eateries and amenities of Whiteley Shopping Centre as well as the local primary school and leisure centre. Also easily accessed is Swanwick train station, the A27 & M27.





Extremely well presented & improved two bedroom first floor apartment

No chain ahead

Welcoming entrance hall with two built in storage cupboards

Spacious lounge/dining room with walk in bay window

Modern Kitchen boasting attractive worktops, built in oven/hob with washing machine & fridge/freezer to remain

Main bedroom with window to the front

Guest bedroom with window to the rear

Modern main bathroom comprising three piece white suite

Service charge approx. £3,112.92 PA

Ground rent approx. £170 PA

Estate management charge approx. £205 PA

132 Years remaining on the lease

Allocated parking to the rear

Ideal first time buy and investment opportunity

Walking distance to Whiteley shopping centre

### **ADDITIONAL INFORMATION**

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating

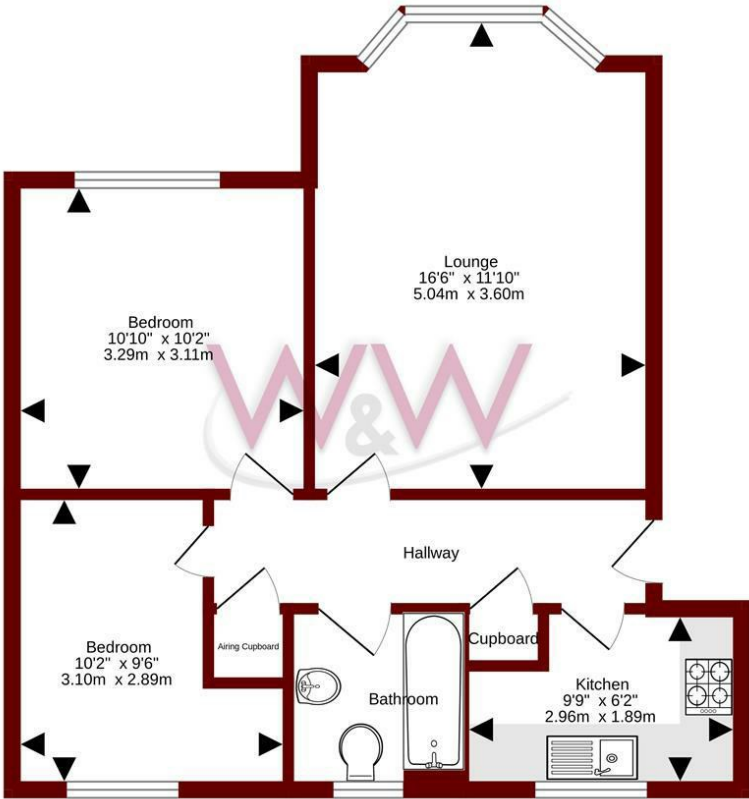
Broadband - There is no broadband currently connected to the property

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  
541 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA - 541 sq.ft. (50.2 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band - C

Tenure - Leasehold

Current EPC Rating - B

Potential EPC Rating - B

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