



38 Coleridge Drive, Whiteley, Fareham, PO15 7NN

Asking Price £200,000



Coleridge Drive | Whiteley
Fareham | PO15 7NN
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W&W are pleased to offer the opportunity to purchase this extremely well presented two bedroom top floor apartment. The property benefits from two bedrooms, 'L' shaped lounge/dining room, kitchen, spacious family bathroom & two storage cupboards in the hallway. The property also boasts an allocated parking space.

Coleridge Drive is located in the 'Sweethills Crescent' area of the ever popular village of Whiteley, the shopping centre is within a 25 minute walk with plenty of woodland shortcuts. The local Co Op alongside takeaways, hairdressers & School are just a mile away. Swanwick Train Station is within walking distance and other excellent transport links are easily accessible including A27 & M27.

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 two bedroom top floor apartment

Offered with no chain ahead

Entrance hallway boasting two built in storage cupboards

Kitchen with integrated oven, hob, dishwasher, fridge/freezer & washing machine

'L' Shaped 17'9ft dual aspect lounge/dining room

Dual aspect main bedroom

Spacious main bathroom comprising three piece white suite & attractive mosaic style flooring

Service charge approx. £228.04 Per Month

Please note the service charge is reviewed annually 01 April

107 Years remaining on the leasehold

Allocated parking to the rear

Communal entrance with entry system

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

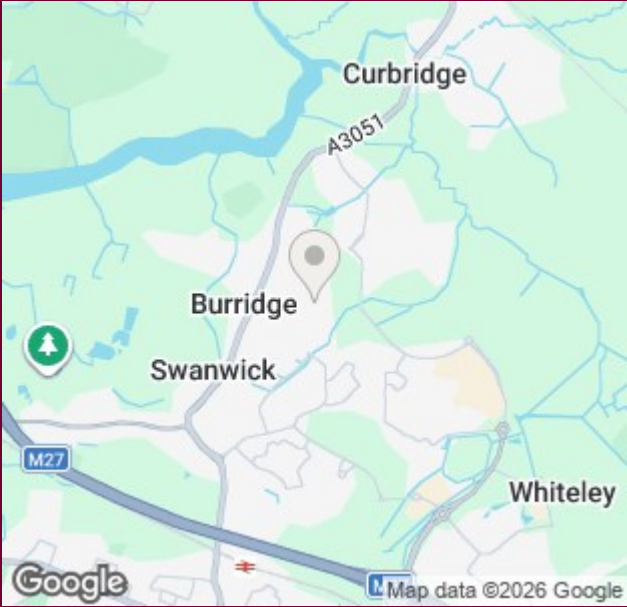
Sewerage - Mains

Heating - Gas central heating

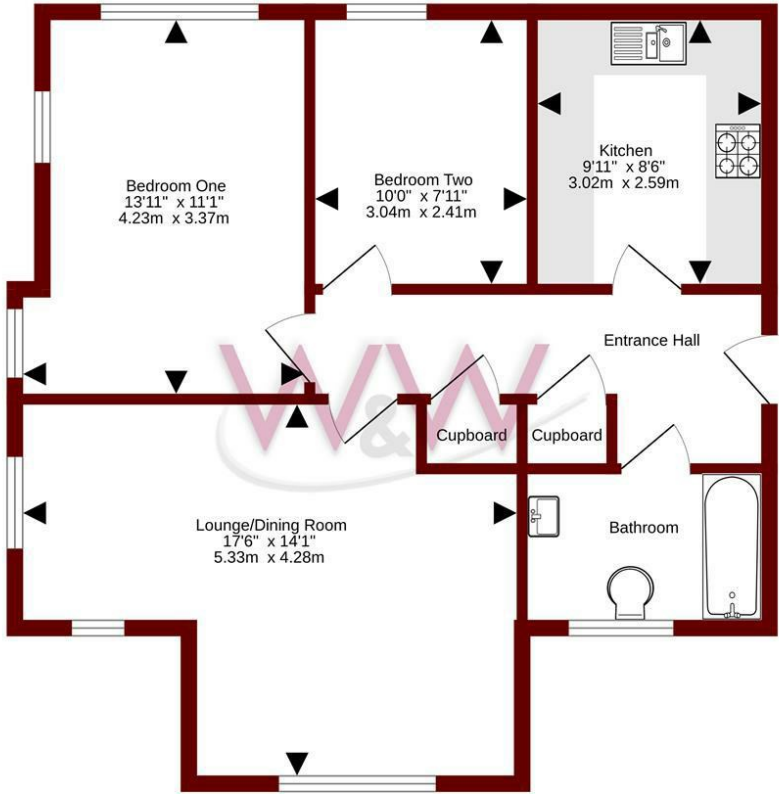
Broadband - There is broadband connected to the property

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
654 sq.ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA: 654 sq.ft. (60.7 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	78	78
(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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