



£175,000
Leasehold

**55 Angelica Way,
Whiteley, Fareham, Hampshire PO15 7HZ**



Quick View

	2 Bedrooms		No Garage
	1 Living Room		1 Bathroom
	Ground Floor Flat		EPC Rating C
	Allocated Parking		Council Tax Band B

Reasons to View

- Ground floor living - No stairs to contend with, making the apartment particularly easy to access day to day.
- Two allocated parking spaces - A real bonus for a two-bedroom flat, with both spaces positioned immediately outside the building, plus additional visitor parking.
- A sociable living space - The kitchen is accessed directly from the living room, creating a practical layout that works well for everyday life and entertaining.
- Whiteley amenities almost on the doorstep - Whiteley Shopping Centre, with its shops, restaurants, cinema and leisure facilities, is only a short stroll away.
- Two useful bedrooms - The main bedroom is a comfortable double, while the second bedroom works equally well as a guest room, home office or hobby room.
- No forward chain - The property is being offered with no onward chain, helping to keep the buying process as straightforward as possible.

Description

This two-bedroom ground floor apartment is in a super convenient position in Whiteley, combining easy access, two allocated parking spaces and within a very short walk of the area’s excellent amenities.

From the communal entrance, the front door opens into a hallway with useful storage, including the hot water cupboard, and provides access to the bedrooms, bathroom and main living accommodation. The living room is a comfortable size and benefits from a large window bringing in plenty of natural light. The wood-effect laminate flooring, which continues through the majority of the apartment, gives a consistent and practical finish. An open archway leads from the living room into the kitchen, making the two spaces feel nicely connected. The kitchen provides a good range of fitted units and work surfaces, together with an electric oven and hob, sink and space for everyday appliances.

There are two bedrooms, with the larger main bedroom providing plenty of room for a double bed and additional furniture. The second bedroom is narrower but still a genuinely useful room, currently set up as a music and hobby space and equally suited to use as a guest bedroom or home office. The bathroom is fitted with a white suite comprising bath with shower over, WC and wash hand basin. Heating throughout the apartment is electric, with no gas supply, saving you additional standing charges.

Outside, the apartment has two allocated parking spaces immediately in front of the building, together with additional visitor parking. Whiteley Shopping Centre is just a short walk away, putting a wide choice of shops, restaurants and the cinema within easy reach. Meadowside Sports Ground and gym are also close by, while Solent Business Park can be reached on foot, making this a particularly practical option for anyone working locally.

Offered with no forward chain, this is a well-positioned apartment that should appeal equally to first-time buyers, downsizers and purchasers looking for a convenient Whiteley base.

Other Information

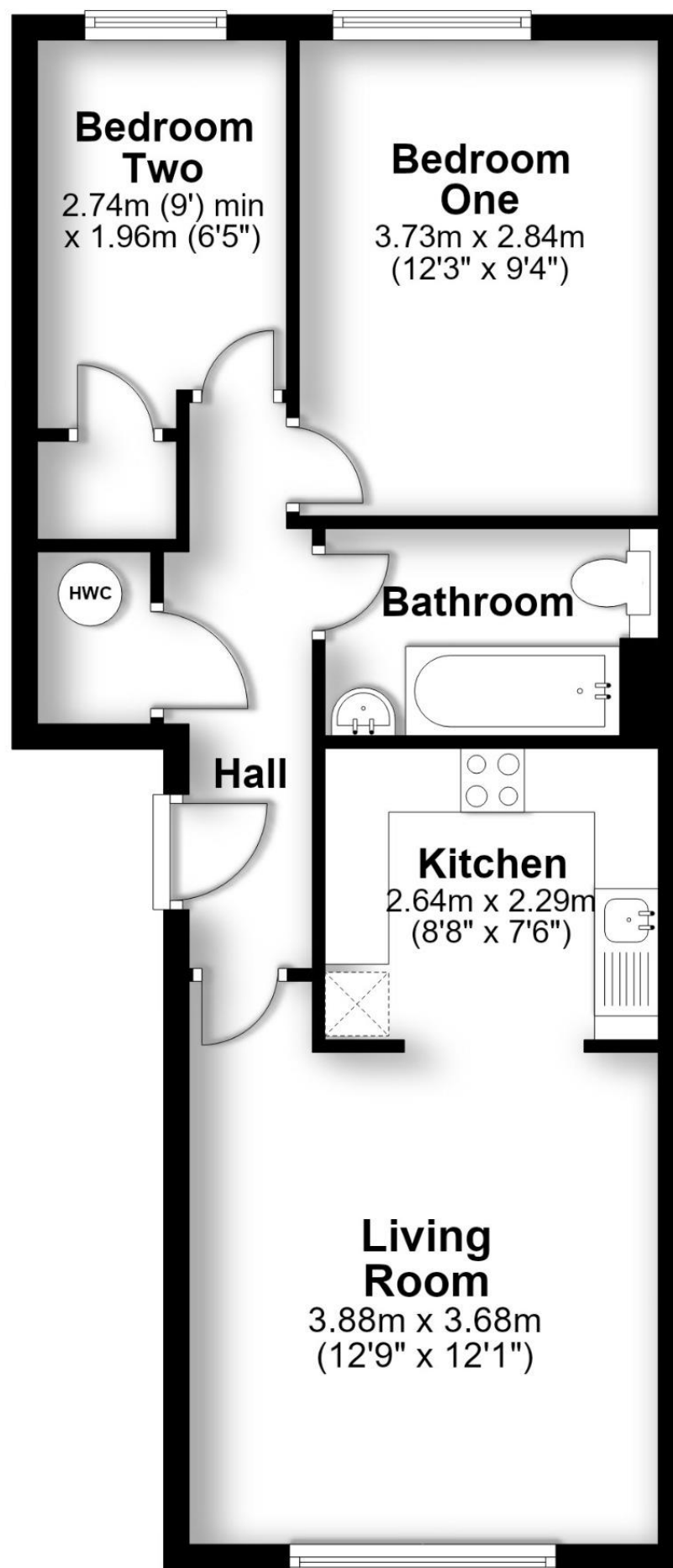
This property is Leasehold with 96 years left of the 125 year lease dated 01/01/1997. The annual service charge is £1,267.50 payable to Zephyr Property Management Ltd the managing agents.

Directions

<https://what3words.com/beans.sediment.caressed>

Ground Floor

Approx. 50.0 sq. metres (538.0 sq. feet)



Total area: approx. 50.0 sq. metres (538.0 sq. feet)

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