



31 Arbour Court, Whiteley, PO15 7FG

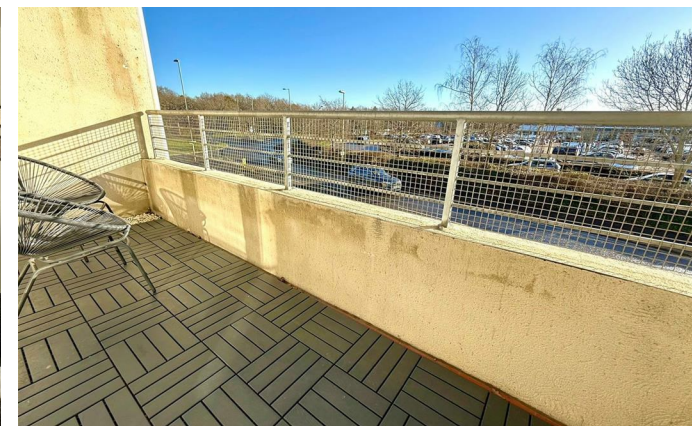
Asking Price £189,950



Arbour Court |
Whiteley | PO15 7FG
Asking Price £189,950

W&W are delighted to offer for sale this extremely well presented two double bedroom first floor apartment. The property boasts two double bedrooms, lounge/dining room, kitchen, main bathroom & en-suite shower room to the main bedroom.

Arbour Court is ideally situated with Whiteley Shopping Centre on your doorstep, providing a variety of eateries & amenities including Tesco & Cineworld Cinema, also just around the corner is Meadowside leisure centre. Also within walking distance you have two local schools; Cornerstone Primary School & Whiteley Primary School.





Extremely well presented two double bedroom first floor flat

Light, bright & airy throughout

Entrance hall enjoying two built in storage cupboards

Lounge/dining room with centrepiece fireplace & double doors opening out onto the southerly facing balcony

Modern kitchen enjoying attractive replacement worktops, cabinets, integrated oven/hob with space for additional appliances

Main bedroom benefitting from en-suite shower room

Guest bedroom being of a double size

Main bathroom comprising three piece suite

Use of communal gardens

Communal lift to all floors

976 Years remaining on the lease

Service charge approx. £1776.00 PA

Ground rent charge approx. £124 PA

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

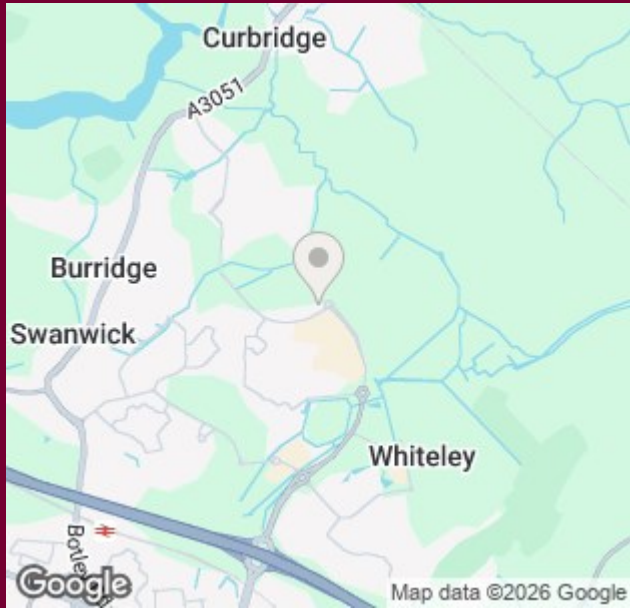
Sewerage - Mains

Heating - Electric storage heaters

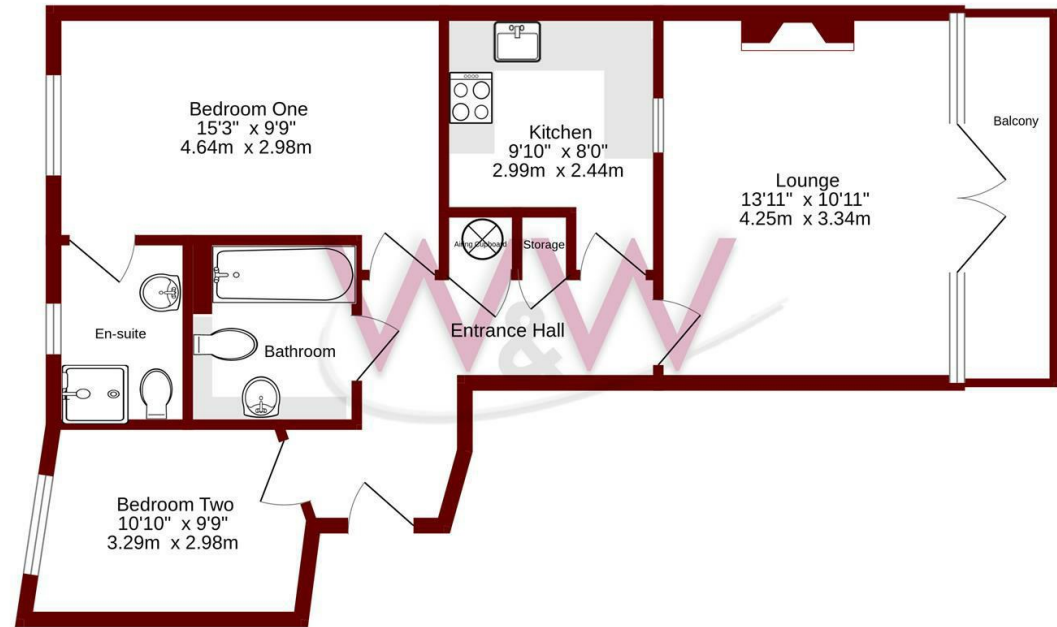
Broadband - There is broadband connected to the property

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 588 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA: 588 sq.ft. (54.6 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 - C

Potential EPC Rating - B

H3 Whiteley Shopping Centre

Whiteley Way

Whiteley

Hants

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