



3 Kempton Court ,Timor Close, Whiteley, PO15 7EH

Offers In Excess Of £185,000



Timor Close |
Whiteley | PO15 7EH
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W&W are delighted to offer for sale this renovated two double bedroom ground floor apartment. The property boasts two bedrooms, lounge/dining room, re-fitted kitchen & modern bathroom. The property also benefits from allocated parking to the rear for two vehicles.

Timor Close is a quiet cul de sac in the highly sought after village of Whiteley, the local shops and amenities are just a 10 minute walk away with the variety of shops and eateries of Whiteley Shopping Centre just over 20 minutes away.





Improved & renovated two double bedroom ground floor apartment

No chain ahead

Modern kitchen boasting attractive wood effect worktops & high gloss units

Integrated appliances include oven, hob & fridge/freezer with space for washing machine

Dual aspect lounge/dining room

Main bedroom benefitting from built in wardrobe

Guest bedroom also enjoying built in wardrobe

Modern family bathroom comprising three piece white suite

Replacement windows throughout the property

Communal gardens

Allocated parking to the rear for two vehicles

96 Years remaining on the lease

Ground rent charge approx. £150 PA

Service charge approx. £1387.77 PA & the current seller informs us that this is reviewed annually

ADDITIONAL INFORMATION

Property construction - Traditional Brick Built

Electricity supply - Mains

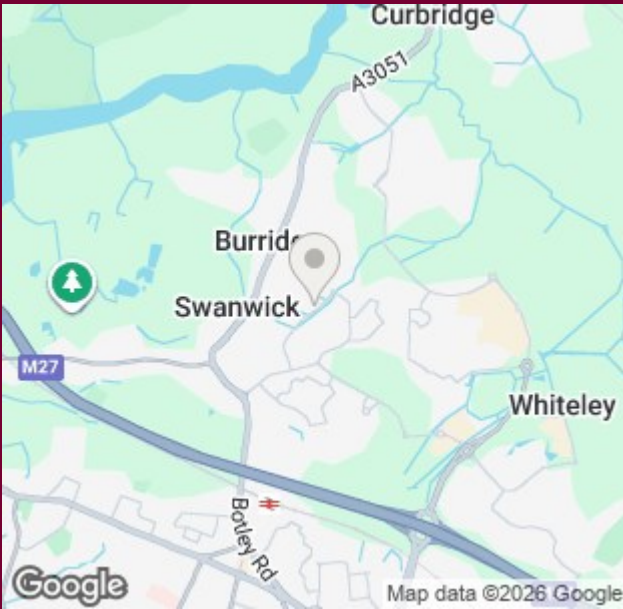
Water supply - Mains

Sewerage - Mains

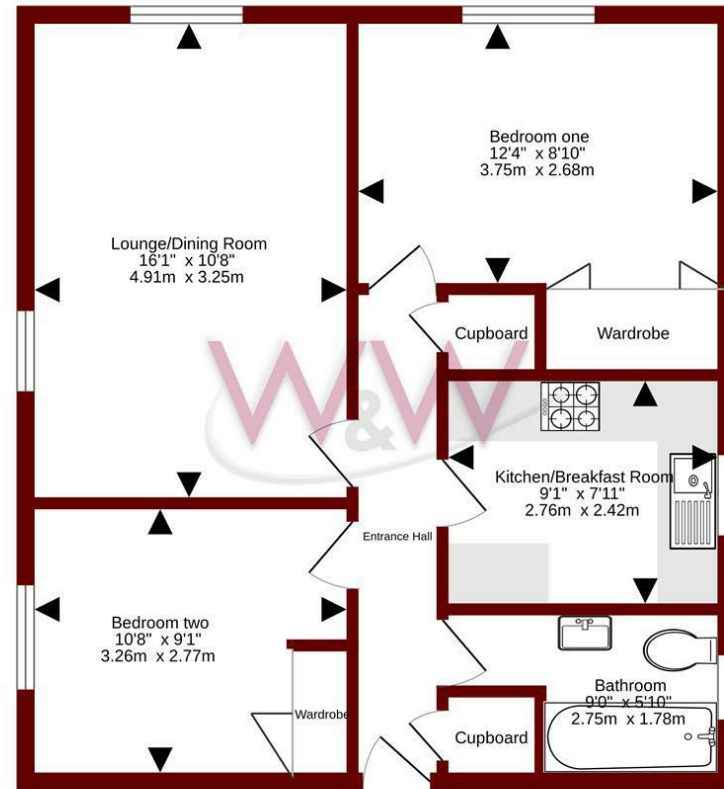
Heating - Gas Central Heating

Broadband - There is broadband connected to the property, the seller isn't aware of the provider as it is currently tenanted but believes that Virgin Media & BT are available

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



Ground Floor
578 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA : 578 sq.ft. (53.7 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		
(55-68) D		
(39-54) E	53	66
(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 - E

Potential EPC Rating - D

H3 Whiteley Shopping Centre

Whiteley Way

Whiteley

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