



5 Whitewater House Oakhanger Close, Curbridge, Southampton, SO30 2HY

Asking Price £200,000



Oakhanger Close | Curbridge
Southampton | SO30 2HY
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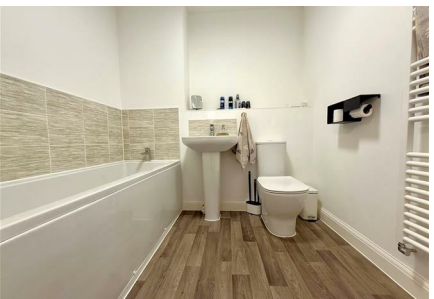
W&W are delighted to offer for sale this well presented '2023' David Wilson built two bedroom top floor apartment. The property boasts kitchen/dining/living room, two bedrooms, main bathroom & en-suite shower room to the main bedroom. The property also benefits from allocated parking.

Whitewater House is in the brand new 2020 'Whiteley Meadows' development. You'll find the development nestled between the picturesque market village of Botley and the bustling shopping destination of Whiteley. If you are looking for a pretty, rural location with the benefits and convenience of many larger shops, restaurants, bars and sports clubs then this is the perfect place for you. Botley train station is just 1.5 miles offering regular services to London Waterloo, Portsmouth and Southampton. When completed the development will also have schooling for all ages, including primary school, a secondary school and nurseries.

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.





Well presented '2023' David Wilson built two double bedroom top floor apartment

No chain ahead

Welcoming entrance hall enjoying built in storage/utility cupboard

19'7ft Dual aspect kitchen/dining/living room with balcony

Modern kitchen boasting attractive worktops & attractive units

Integrated appliances include oven, hob, dishwasher & fridge/freezer

Dual aspect main bedroom benefitting from modern en-suite shower room

Guest bedroom

Modern main bathroom comprising three piece white suite & attractive wall tiling

Attractive wood effect flooring throughout the property except both bathrooms & living area

Beautifully landscaped communal front/rear gardens

Communal bin & bike store

Allocated parking

997 Years remaining on the lease

Service charge & ground rent charge approx. £1800 PA

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

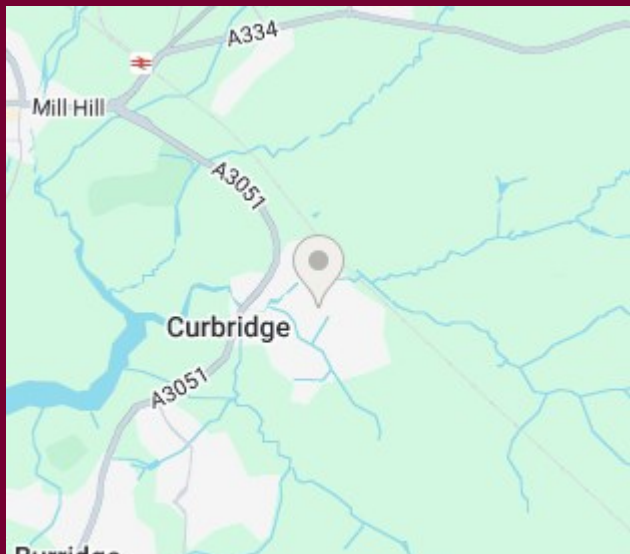
Sewerage - Mains

Heating - Gas central heating

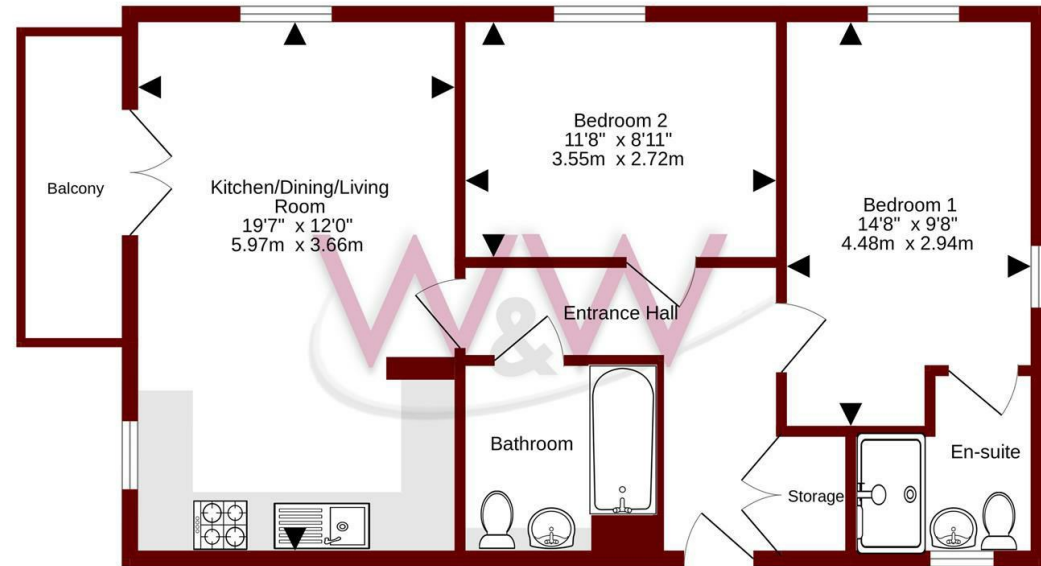
Broadband - There is broadband connected to the property

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

Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground Floor
638 sq.ft. (59.3 sq.m.) approx.



TOTAL FLOOR AREA: 638 sq.ft. (59.3 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		83	83
(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 - B

Potential EPC Rating - B

H3 Whiteley Shopping Centre

Whiteley Way

Whiteley

Hants

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