



Flat 3 Hawfinch House, Whiteley, PO15 7QJ

Asking Price £240,000



Hawfinch House |
Whiteley | PO15 7QJ
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W&W are delighted to offer for sale this well presented '2021' built two double bedroom ground floor apartment. The property boasts two double bedrooms, open plan kitchen/lounge/dining room, modern main bathroom & modern en-suite shower room to the main bedroom. The property also benefits from a balcony & allocated parking.

Hawfinch House is in the brand new Whiteley development ideally located for the modern family lifestyle, the shopping centre providing a variety of shops and eateries as well as a cinema and supermarket is just a short stroll away, as is 'Meadowside', offering large play field, park & leisure centre. The nearby market town of Fareham and the M27, provides easy access to the vibrant coastal city of Portsmouth and further afield to London. The property is less than a 10 minute walk to the local primary school, and will be less than a 10 minute walk from the new secondary school. Whiteley Pastures woodlands trails are within 100m of the building's



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 '2021' built two double bedroom ground floor apartment

Spacious entrance hall enjoying built in storage cupboard & attractive wood effect flooring flowing into the kitchen/dining/living room

Impressively sized 22'5ft dual aspect open plan kitchen/dining/living room with door opening out onto the balcony

Modern kitchen enjoying attractive cabinets & worktops

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

Main bedroom benefitting from en-suite

Modern en-suite shower room comprising three piece white suite, double shower cubicle tray & attractive wall tiling

Guest bedroom with window to the front

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

Allocated parking

Communal facilities include; bin store, bike store & security intercom

120 Years remaining on the lease

Service charge approx. £1,187.89 PA

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

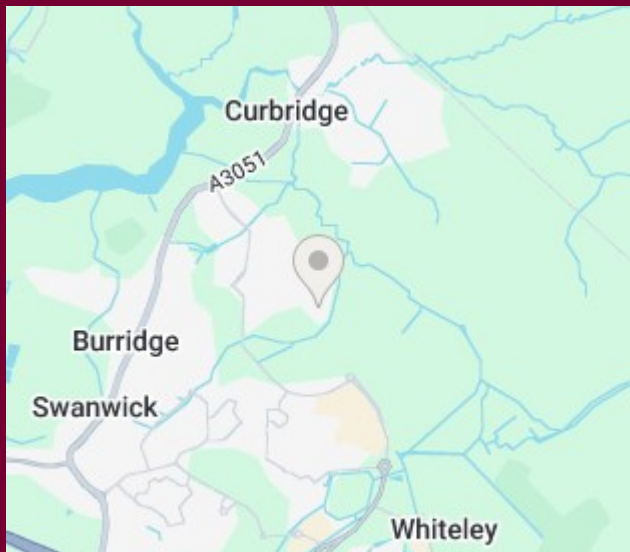
Sewerage - Mains

Heating - Gas central heating

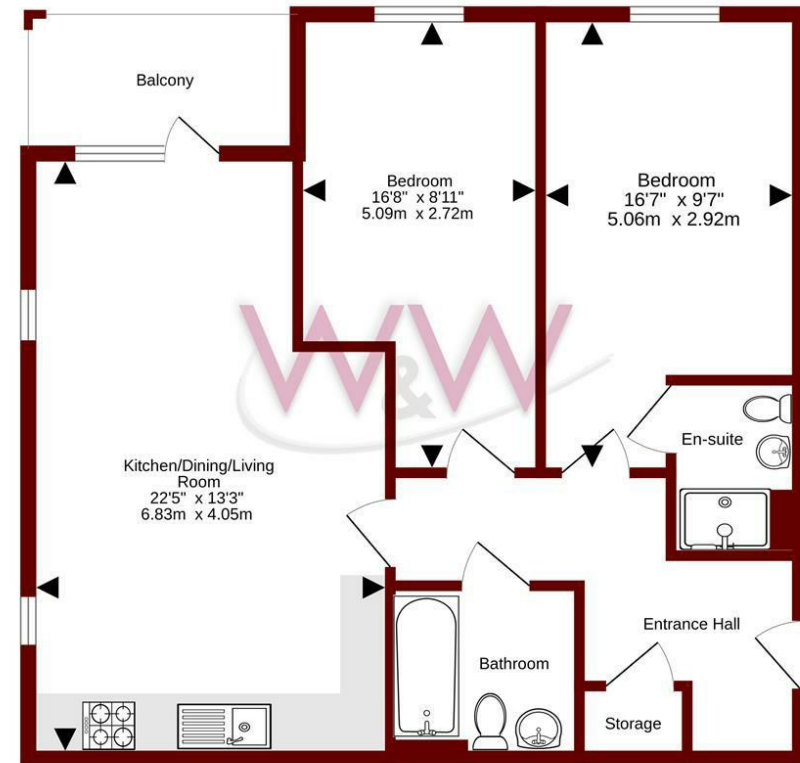
Broadband - There is broadband connected to the property

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

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
724 sq.ft. (67.2 sq.m.) approx.



TOTAL FLOOR AREA: 724 sq.ft. (67.2 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		84	84
(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 - B

Potential EPC Rating - B

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