



4 Timber House Silver Birch Way, Whiteley, Fareham, PO15 7GQ

Asking Price £190,000



Silver Birch Way | Whiteley
Fareham | PO15 7GQ
Asking Price £190,000

W&W are delighted to offer for sale this well presented & spacious two bedroom first floor apartment offered with no forward chain. The property boasts two bedrooms, impressively sized lounge/dining room, kitchen & main bathroom. The property also benefits from allocated parking to the rear.

Timber House is located on Silver Birch Way in Whiteley. The property benefits from convenient access to local amenities, Whiteley Shopping Centre, shops, cafés and leisure facilities. It is also well located for families, with local primary schools nearby. Excellent transport links are available via the A27 and M27, providing easy access to Fareham, Southampton and the surrounding areas.

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 two bedroom first floor apartment

No forward chain

Entrance hall enjoying two two built in storage cupboards with one of them being the airing cupboard

Impressively sized lounge/dining room with twin windows & centrepiece fireplace

Kitchen with integrated oven, hob, fridge/freezer, dishwasher & washing machine

Main bedroom benefitting from built in wardrobes

Guest bedroom with window to the rear

Main bathroom comprising three piece white suite

Allocated parking to the rear

976 Years remaining on the lease

Ground rent charge approx. £155.53 PA

Service charge approx. £2252.17 PA

Estate management charge approx. £132 for 6 months

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating

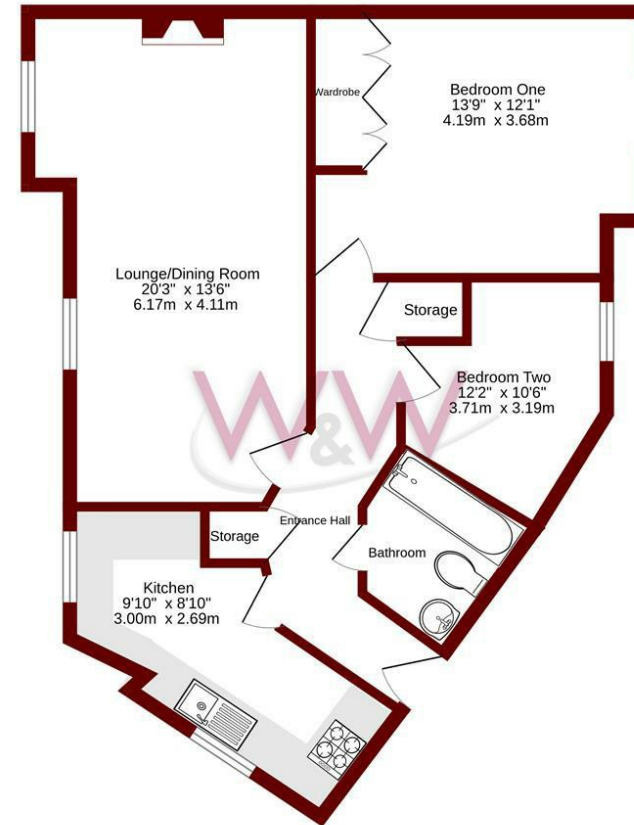
Broadband - There is broadband connected to the property and the seller informs us that this is supplied by EE

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
613 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA : 613 sq.ft. (57.0 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 - TBC

Potential EPC Rating - TBC

H3 Whiteley Shopping Centre

Whiteley Way

Whiteley

Hants

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