



**Offers Over £175,000**

Leasehold

**6 Angelica Way, Whiteley**

Fareham, Hampshire PO15 7HY



## Quick View

	2 Bedrooms		None
	1 Living Room		1 Bathroom
	Second Floor Flat		EPC Rating D
	2 x Allocated Spaces		Council Tax Band B

### Reasons to View

- There is no forward chain to delay things so you could be moved in and settled sooner than you know!
- Generous parking with two parking spaces side by side in the parking area to the side of the block.
- Being up on the second floor with a security entrance you'll feel safe here, and ideal if you need to lock up and leave sometimes.
- With two bedrooms, friends stopping over won't be a problem.
- Just a short stroll to Whiteley Shopping Centre & Solent Business Park, so whether it's business or pleasure you won't need to take the car.
- The freehold is owned by the residents' Management Company with a peppercorn ground rent, they have appointed First Port to manage the building.

### Description

This two bedroom second floor flat is in a great location for everything that's on offer in Whiteley, with the Shopping Centre and all its restaurants on your doorstep and wonderful walks through established leafy woodland nearby you won't be short on something to do at the weekends. The Solent Business Park is also only a 10 minute walk away so popping home at lunchtimes will be easy from here, and with two parking spaces you can leave the car at home if the weather is fine.

The security entrance opens into the communal hallway where you'll find your post box and stairs up to the second floor, the front door opens into the hall which has a large storage cupboard housing the hot water cylinder with immersion. The living room looks out to the front of the building, adjacent is the kitchen which is light and bright looking out to the side. Fitted units include a tall larder cupboard for storage and a built in oven and hob with spaces for the freestanding washing machine and fridge freezer.

There are two bedrooms, at the rear of the flat with a double and a single room which has a built in wardrobe. Both look out to the rear across Marjoram Way towards Round Coppice Woods. They share the part tiled bathroom which is fitted with a modern white suite and a window to the side ensures lots of natural light.

Offered with no forward chain this could be a nice straightforward purchase. If you think this could be your new home, call one of our friendly helpful Robinson Reade team members on 01489 579009 to arrange your appointment.

### Other Information

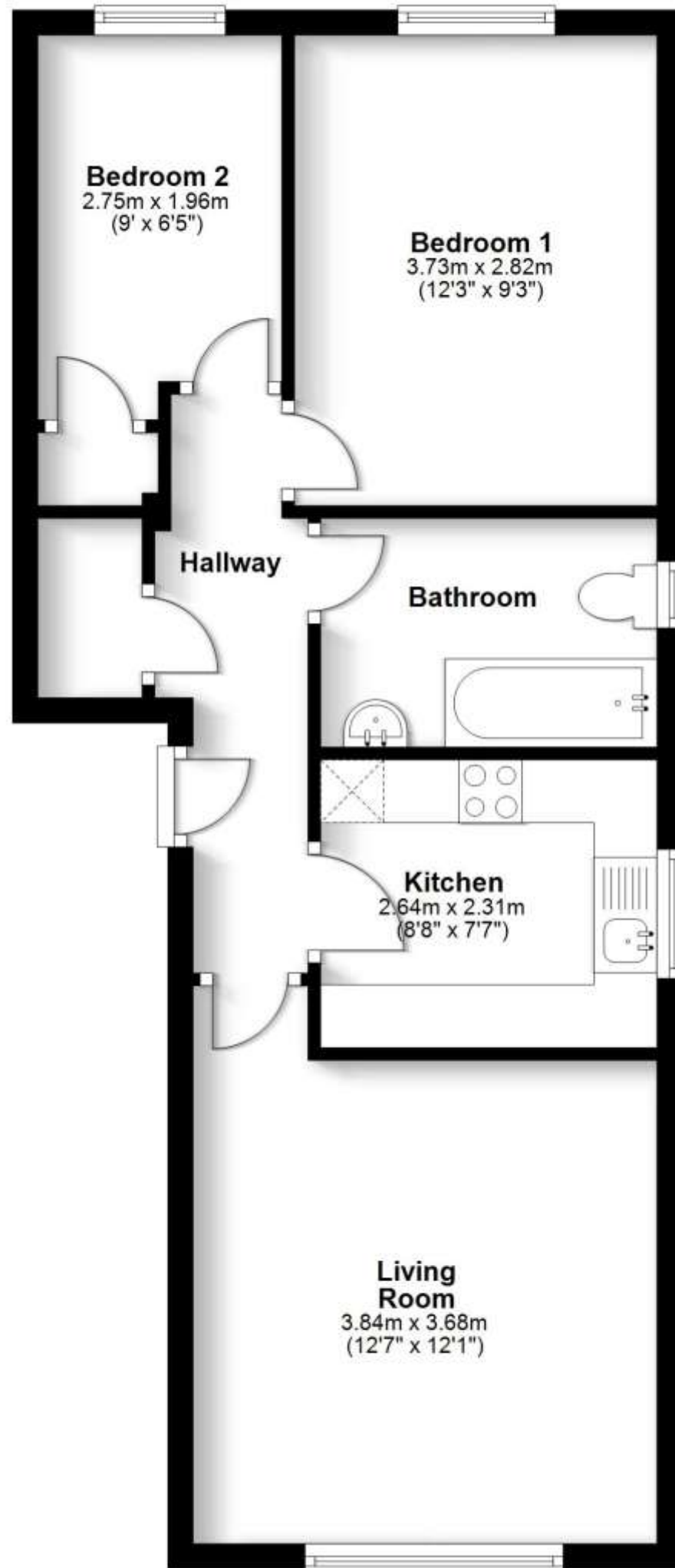
This is a Leasehold Property. The 125 year lease commenced 1st June 1996, the freehold is owned by the residents who are shareholders of First Woodlea Place Management Company (Whiteley) Limited with a peppercorn ground rent. The block is managed by First Port and the current service charge is £144.82 per month.

### Directions

<https://what3words.com/clothed.submerge.headlines>

## Floor Plan

Approx. 50.4 sq. metres (542.1 sq. feet)



Total area: approx. 50.4 sq. metres (542.1 sq. feet)

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