2 Angelica Way, Whiteley, Fareham, PO15 7HY

Asking Price £200,000

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Fareham | PO15 7HY
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W&W are extremely delighted to offer for sale this beautifully presented & vastly improved two bedroom ground floor apartment. Internally, the property enjoys an impressively sized dual aspect open plan 20'8ft lounge/kitchen/dining room, two bedrooms & modern main bathroom. Outside, the property benefits from two allocated parking spaces.

Angelica Way is ideally positioned with the fantastic amenities of Whiteley Shopping Centre less than a 1 minute walk away, providing a variety of shops and eateries alongside cinema, gym & supermarket. Excellent transport links are close by including the M27, A27 & Swanwick train station.

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.

Beautifully presented & vastly improved two bedroom ground floor apartment

Impressively sized 20ft open plan dual aspect kitchen/living/dining room

Modern kitchen enjoying marble effect worktops, attractive cabinets & central island

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

Wood effect laminate flooring flowing through the entrance hall & kitchen/dining/living room

Main bedroom with window to the rear overlooking woodlands/greenery

Guest bedroom benefitting from built in storage

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

Allocated parking for two vehicles

Walking distance to Whiteley Shopping Centre

95 Years remaining on the lease

Service charge approx. £2064 PA and the seller informs us that this includes the ground rent charge

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

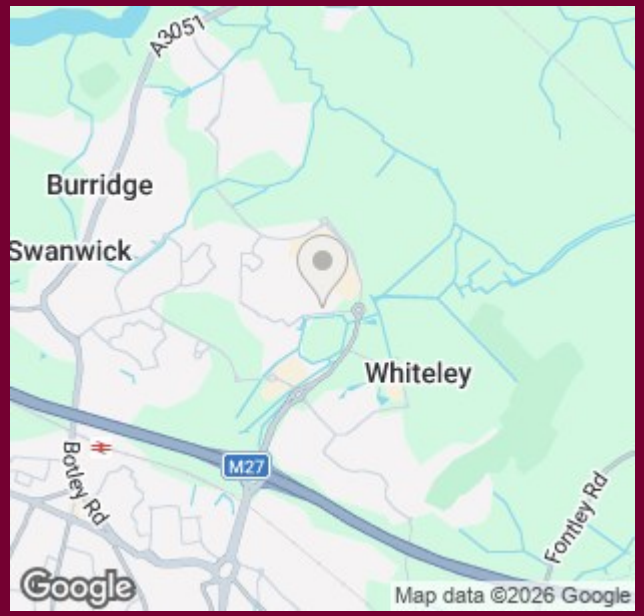
Sewerage - Mains

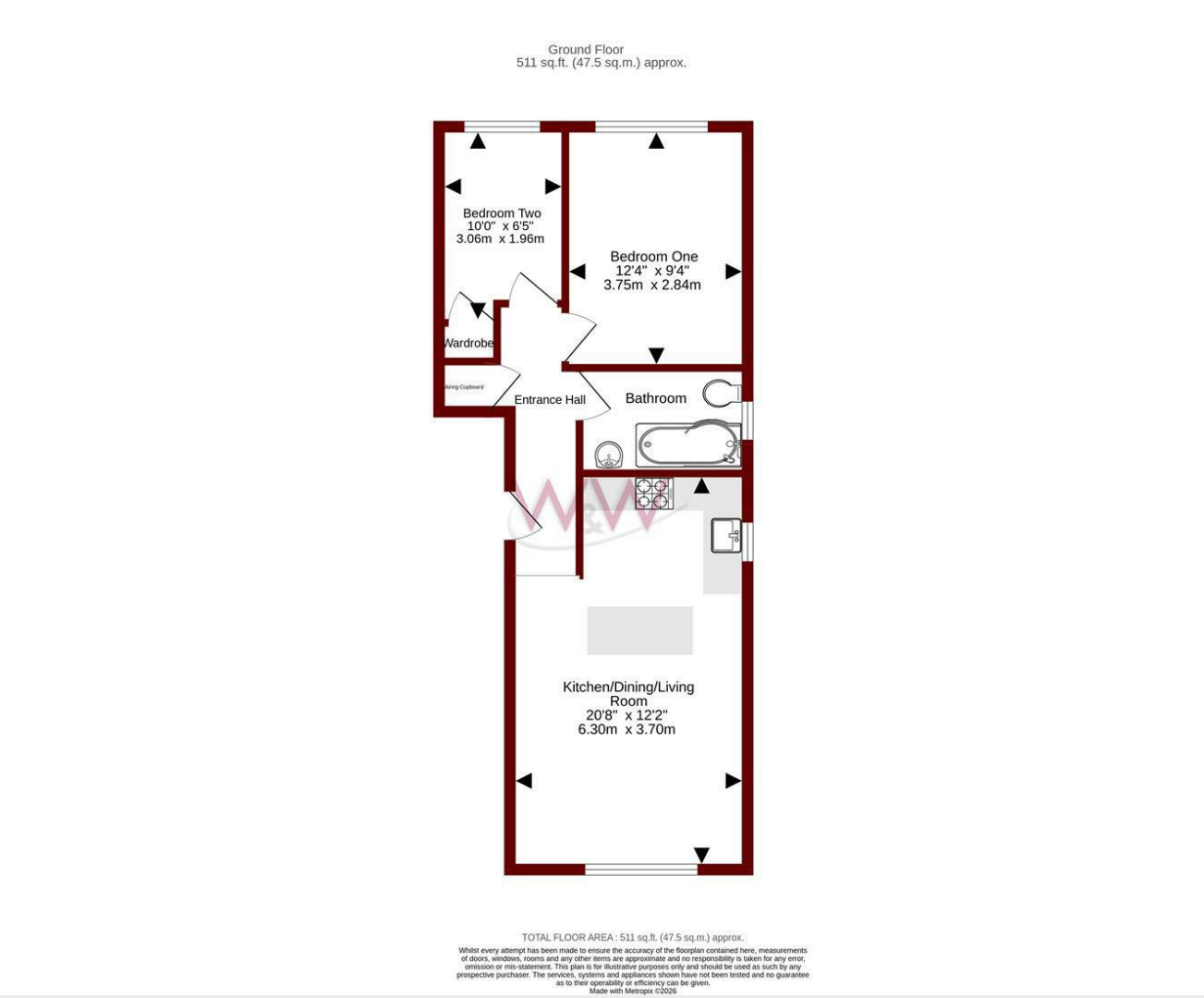
Heating - Electric storage heating

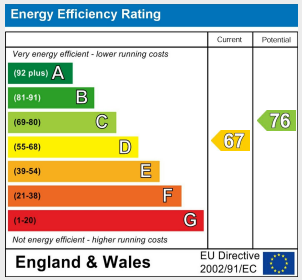
Broadband - There is broadband connected to the property

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

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







Council Tax Band - B

Tenure - Leasehold

Current EPC Rating - D

Potential EPC Rating - C

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