



Flat 7 Coppice View, Caraway, Whiteley, PO15 7JW

Asking Price £210,000



Coppice View | Caraway |  
Whiteley | PO15 7JW  
Asking Price £210,000

W&W are delighted to offer for sale this beautifully presented & improved two bedroom ground floor apartment. The property enjoys two bedrooms, lounge/dining room, modern kitchen & modern re-fitted main bathroom. The property also enjoys communal gardens & two allocated parking spaces.

Coppice View is in 'Caraway' is a tucked away cul de sac just a few minutes walk to Whiteley Shopping Centre offering a variety of shops, eateries & amenities. Swanwick train station is also within walking distance & other fantastic transport links are easily accessible from the property.





Beautifully presented & improved two bedroom ground floor apartment

Ideally located with woodland to rear & side

Welcoming entrance hall enjoying attractive tiled effect flooring

Dual aspect lounge/dining room enjoying woodland views

Modern kitchen with integrated oven & hob with space for additional appliances

Main bedroom benefitting from built in wardrobes

Guest bedroom being of a dual aspect also benefitting from built in wardrobes

Modern re-fitted main bathroom comprising three piece white suite & attractive marble effect aqua panelling to the walls

Walking distance to Whiteley shopping centre

Allocated parking for two vehicles

Security entry system to communal hallway

Lease term - 125 years from 1st January 1998 with there being 97 years remaining

Ground rent and service charge combined £1620 per annum or £135 per calendar month

### **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

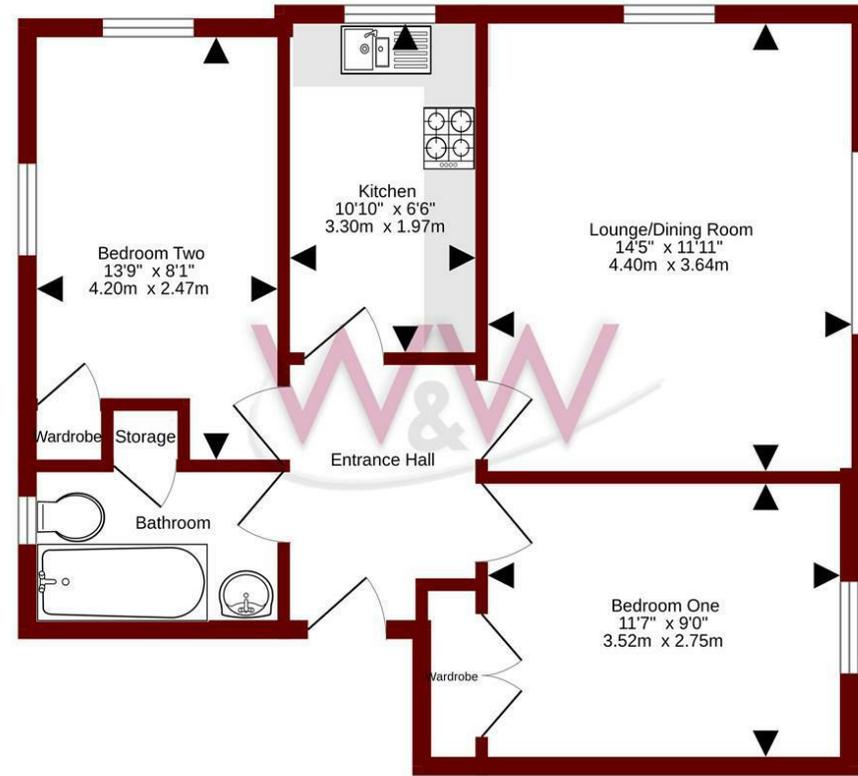
Please check here for potential broadband speeds -

<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  
557 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA : 557 sq.ft. (51.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		79	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Council Tax Band - B

Tenure - Leasehold

Current EPC Rating - C

Potential EPC Rating - C

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