



£195,000
Leasehold

53 Dumas Drive, Whiteley
Fareham, Hampshire PO15 7LU



Quick View

	2 Bedrooms		No Garage
	1 Living Room		1 Bathroom
	Apartment		EPC Rating C
	Allocated Parking for One		Council Tax Band B

Reasons to View

- Up on the second floor you’ll feel safe and secure, ideal if you need to lock up and go sometimes.
- A short walk via the playing fields will take you directly to the Whiteley Shopping Centre for shops, restaurants and the cinema.
- The spacious living room extends to over 20’ allowing plenty of space for a dining area to entertain in.
- The good-sized bedrooms provide all the space you need with built-in wardrobes in the first bedroom.
- The light-bright kitchen has a rear-facing window with lots of workspace with all the appliances included in the sale, a great saving if this is going to be your first home.
- The property is offered with vacant possession, making it an ideal purchase with no lengthy chain.

Description

The great-sized top-floor apartment is just a 7 minute walk to the Whiteley Shopping Centre, according to Google, and should definitely be on your ‘one to view’ list. There is an allocated parking space in the car park behind the building, accessed via a private driveway with no parking restrictions in the street.

There is a communal entrance with an intercom system leading to the stairs up to the second floor. The entrance hall seems to go on and on with two useful built-in storage cupboards. The kitchen is light and bright, fitted with a horseshoe-shaped run of worksurfaces with cupboards and drawers under and matching eye-level units. An inset gas hob with electric oven beneath and extractor over. A range of part-integrated white goods, including a full-height fridge/freezer, washing machine, slim-line dishwasher are all included in the sale and a wall-mounted gas-fired combination boiler. The living room here is bigger than in most three-bedroom houses we see, so you’ll have plenty of space for entertaining when friends or family come visiting. You’ll also have room to put them up in the second bedroom, which is big enough for a double bed. The first bedroom is a generous size with a large sliding-fronted wardrobe giving useful built-in storage. The two bedrooms share the tiled bathroom which comprises a modern white three-piece suite with panelled bath having an independent mixer shower over, pedestal wash hand basin and close-coupled W.C. heated towel rail and window to the front.

If you are looking for a chain-free, ready-to-move-in, extremely well-presented, top-floor apartment, could this be the one for you? With the keys being held by Robinson Reade for viewing, give us a call and one of our very experienced team members will be happy to show you over.

Other Information

There is over 107 years left on the lease which commenced 1st January 2007, the ground rent is £200.00 per annum, to be reviewed every ten years with a £100.00 increase. Our seller has also approached the property freeholders and will be looking to agree new terms with them in connection with the ground rent charge. The annual service charge for the building, for 2025 is £1563.89

Directions

<https://what3words.com/monday.prouder.sprays>

Second Floor

Approx. 60.4 sq. metres (650.1 sq. feet)



Total area: approx. 60.4 sq. metres (650.1 sq. feet)

Anti-Money Laundering & ID Verification

Once an offer has been accepted, all purchasers will be required to provide proof of funds and complete identification checks in line with the Money Laundering Regulations 2017. We carry out full biometric ID verification via our specialist third-party provider, HIPLA Ltd. The cost is £36 per purchaser, payable prior to the issue of the Memorandum of Sale, and is non-refundable. If you do not have access to a smartphone, please let us know as soon as possible so that alternative arrangements can be made.

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