



11 Coppice View Caraway, Whiteley, PO15 7JW

Asking Price £185,000



Caraway |  
Whiteley | PO15 7JW  
Asking Price £185,000

**\*\* NO CHAIN AHEAD \*\*** W&W are delighted to offer for sale this well presented & improved two bedroom top floor apartment. The property boasts two bedrooms, lounge/dining room, modern kitchen & bathroom. The property also benefits from 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.





Well presented & improved two bedroom top floor apartment

No chain ahead

Beautifully located with woodland to rear & side

Security entry system to communal hallway

Reception hallway in apartment with access to loft space

Dual aspect lounge with greenery views to both rear & side

Modern re-fitted kitchen enjoying 'butchers block' effect work surfaces, integrated oven/hob with space for additional appliances

Main Bedroom benefitting from built in wardrobes & greenery views

Main bathroom comprising three piece white suite, airing cupboard & feature underfloor heating

Dual aspect second bedroom benefitting from built in wardrobe & additional fitted double storage cupboard

Walking distance to Whiteley shopping centre

Allocated parking for two vehicles

98 Years remaining on the lease

Ground rent charge TBC

Service charge approx.£1620 PA

### **ADDITIONAL INFORMATION**

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

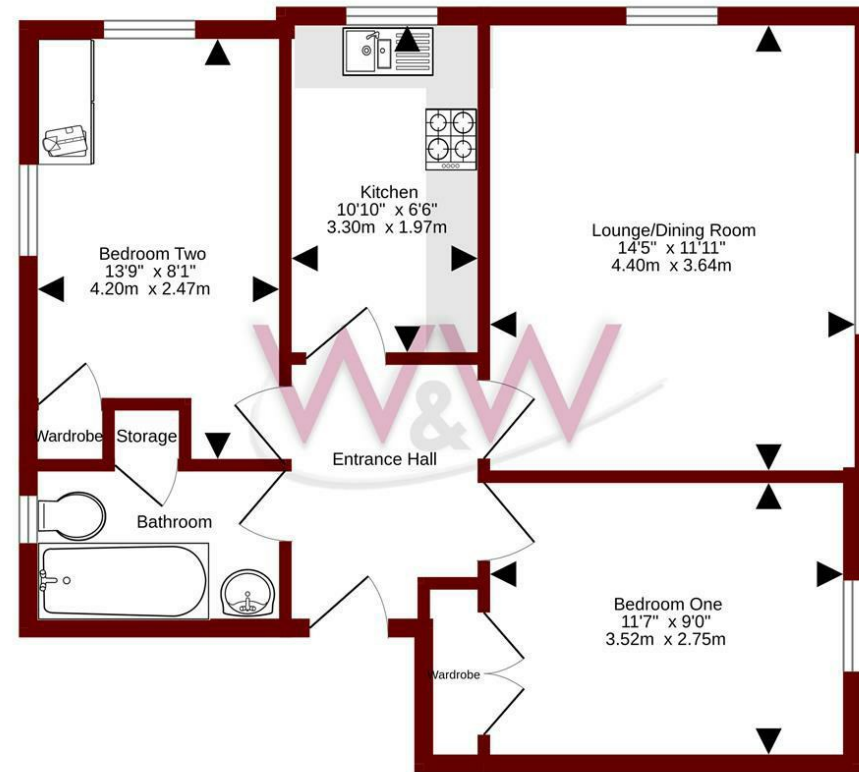
Heating - Gas central heating with replacement boiler

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

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 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		77	77
(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			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band - B

Tenure - Leasehold

Current EPC Rating - TBC

Potential EPC Rating - TBC

H3 Whiteley Shopping Centre

Whiteley Way

Whiteley

Hants

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