



84 Angelica Way, Whiteley, PO15 7HZ

Asking Price £175,000



Angelica Way |
Whiteley | PO15 7HZ
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W&W are pleased to offer for sale this well presented & improved two bedroom ground floor apartment offered with no chain ahead. The property boasts two bedrooms, lounge/dining room, kitchen & main bathroom. The property also benefits from communal gardens & allocated parking for two vehicles to the front

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.





Well presented & improved two bedroom ground floor apartment

No chain ahead

Modern kitchen enjoying attractive wood effect worktops, attractive cabinets & integrated oven/hob with space for additional appliances

Lounge/dining room with window to the front

Main bedroom with window overlooking the communal green space

Guest bedroom benefitting from built in wardrobe

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

Allocated parking to the front for two vehicles

97 Years remaining on the lease

Service charge approx. £1498.56 PA

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

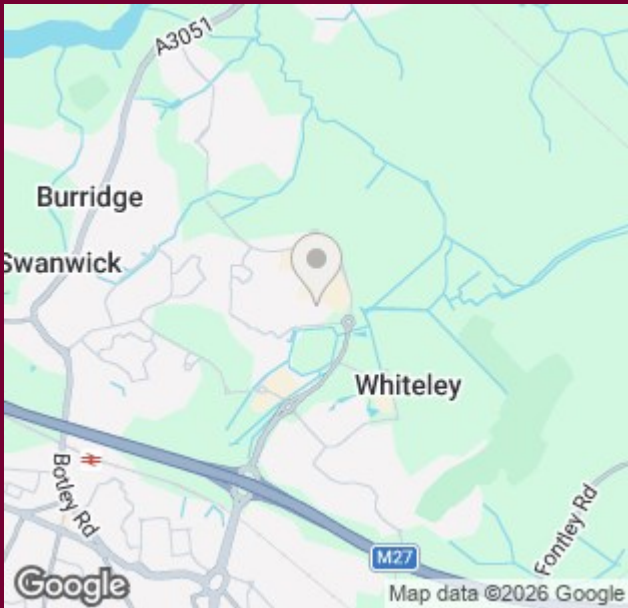
Sewerage - Mains

Heating - Electric storage heaters

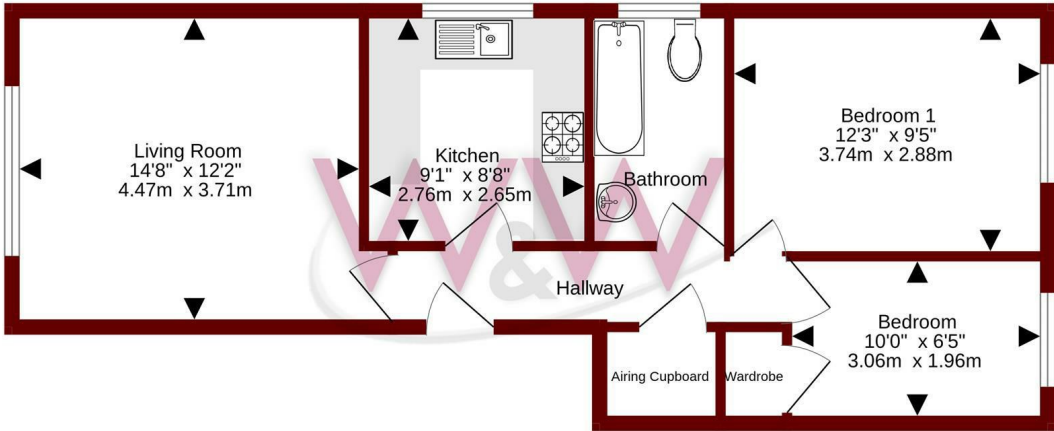
Broadband - There is broadband connected to the property

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
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA : 550 sq.ft. (51.1 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band - B

Tenure - Leasehold

Current EPC Rating - C

Potential EPC Rating - C

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