



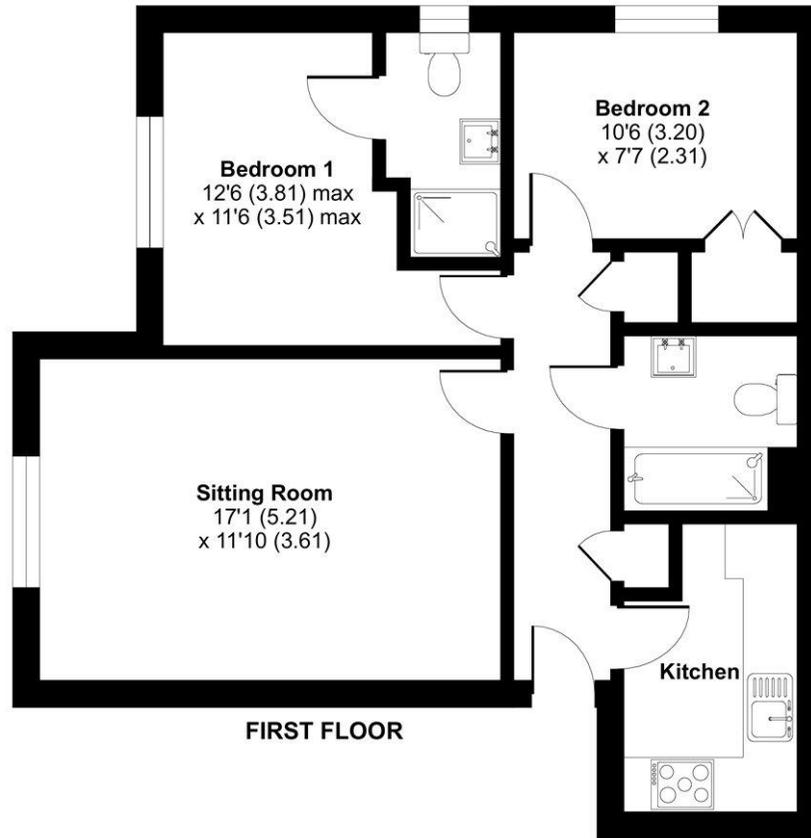


ACCOMMODATION

Welcome to this delightful first-floor, two-bedroom apartment located in the sought-after Thyme Court in Whiteley. This well-presented home offers a comfortable and convenient lifestyle, perfect for both professionals and small families. As you enter, you are greeted by a separate kitchen, thoughtfully designed with storage and appliances, making meal preparation a breeze. Beyond the kitchen, you'll find a spacious sitting room that seamlessly connects to a dedicated dining area, providing an ideal space for both relaxation and entertaining. The apartment features two well-proportioned bedrooms. The principal bedroom includes a private en-suite bathroom, offering a peaceful retreat. The second bedroom is serviced by a stylish family bathroom and convenient built-in wardrobes, ensuring comfort for guests or family members. Additional benefits include two allocated parking spaces and a shared bike store. The property's proximity to essential shops and amenities, making everyday living straightforward and enjoyable.

Approximate Area = 635 sq ft / 59 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	82	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Scan the QR code to find out more information about this property.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Charters Estate Agents Limited. REF: 1177062



SITUATION

Whiteley is a modern residential area which has been created over the last three decades, situated just north of J9 M27 and centred around a vibrant shopping and leisure centre. The housing is designed to cater for all requirements and price ranges and in recent years the infrastructure has been developed to enable easy access to Park Gate which provides access to Swanwick and Warsash, as well as the A27 to Fareham and Southampton. It also provides very good access to Burrridge, from which, both Botley and Hedge End can be reached. Whiteley has the benefit of two primary schools and excellent medical and shopping facilities.



SPECIFICATION

- Two Bedrooms
- First floor apartment
- Ensuite onto principal bedroom
- Family bathroom
- Close to shops and amenities
- Allocated parking

LOCAL AUTHORITY

Winchester City Council
Council Tax Band C

OFFERS OVER £200,000

TENURE

Leasehold

Unexpired Years: 134

Annual Ground Rent: £125

Ground Rent Increase: TBC

Ground Rent Review Period: TBC

Annual Service: £2114.00

These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.

Estate Management Charges: £117.26 annually