



**£215,000**

Leasehold

## **6 Botany House, Thyme Avenue**

**Whiteley, Fareham, Hampshire PO15 7GN**



Quick View

|                                                                                  |                             |                                                                                     |                    |
|----------------------------------------------------------------------------------|-----------------------------|-------------------------------------------------------------------------------------|--------------------|
|  | 2 Bedrooms                  |  | None               |
|  | 1 Living Room               |  | 1 Bathroom         |
|  | Flat                        |  | EPC Rating TBC     |
|  | 1 x Allocated Parking Space |  | Council Tax Band C |

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 Meadowside playing fields will take you directly to the Whiteley Shopping Centre for shops, restaurants and cinema.
- The spacious living room extends to over 20’ allowing plenty of space for a dining area to entertain in.
- Whilst an irregular shape, the second bedroom can accommodate a double bed with room left over for a desk or storage.
- The light bright kitchen has two windows and lots of workspace with all the appliances included in the sale, a great saving for a first-time buyer.
- The sellers have already earmarked their next home so we would hope that you could be moved in and settled without too much delay.

Description

The great sized first floor apartment is just a 7 minute walk to the Whiteley Shopping Centre, according to Google, and a walkable commute the Solent Business Park. If you’re looking for somewhere safe and secure that you can lock up and leave this should definitely be on your ‘to view’ list.

There is an allocated parking space in the car park behind the building, accessed under an arch, and no parking restrictions in the street to the front. There is a security entrance and 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 with two windows looking out to the front. There is lovely long run of work space with a built in oven & hob, with the freestanding fridge/freezer, dishwasher and washing machine all included in the sale. The Worcester gas combination boiler was replaced in 2021 and has been annually serviced since.

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 plenty big enough for a double bed. The master bedroom is a generous size with a large triple wardrobe giving useful built in storage. The two bedrooms share the fully tiled shower room which has been refitted with a modern suite including vanity unit with drawers and walk in cubicle.

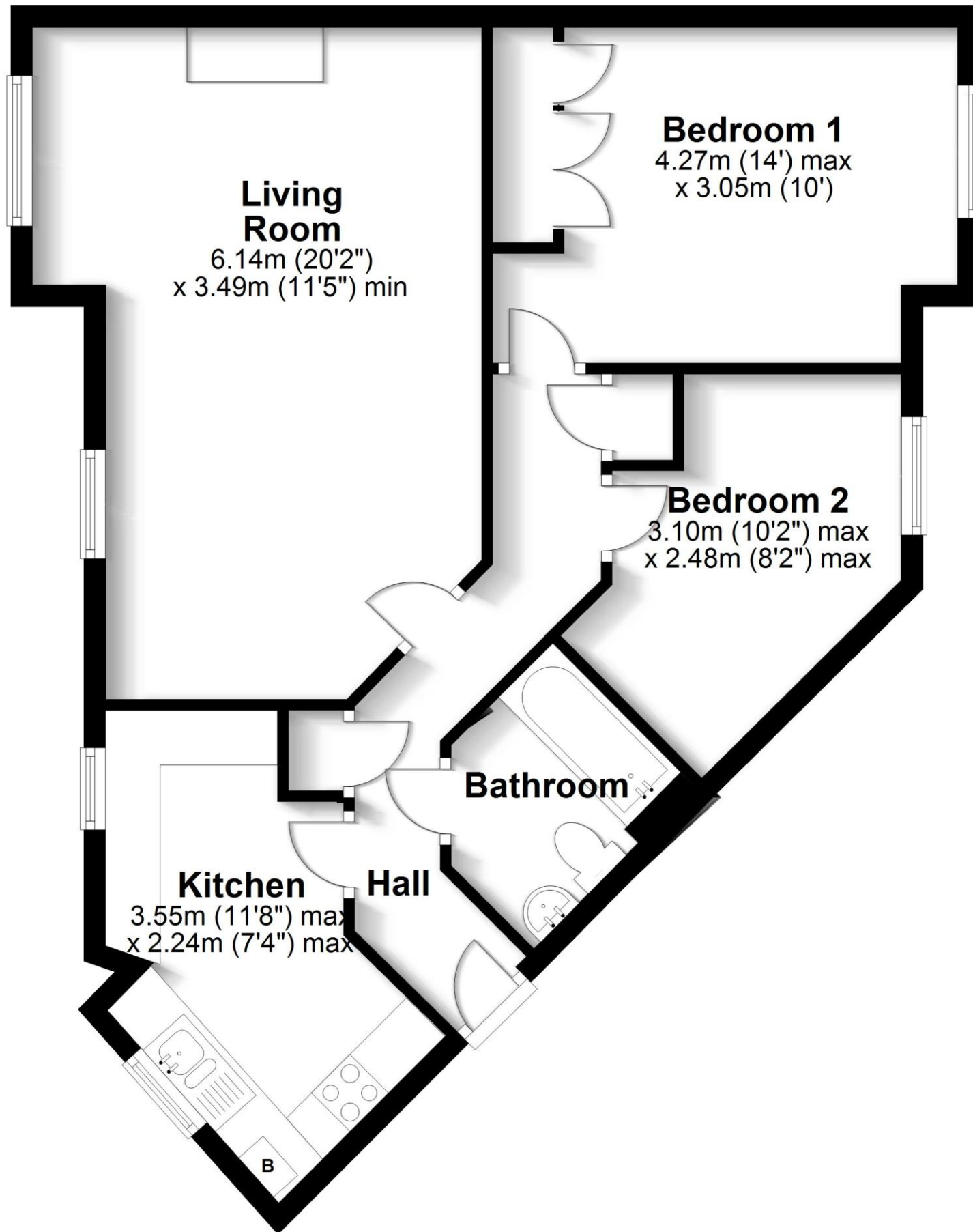
There is over 978 years left on the lease which commenced 30/09/2003, the ground rent is £155.33PA to be reviewed in 2033. There is an annual service charge for the building, for 2025 it is £2074, payable to Zephyr Property Management, to take care of the main building & external maintenance meaning your free time will be your own to enjoy. In this area of Whiteley there is also an estate charge payable of £117.26 every six months to Lambert Smith Hampton Residential.

Directions

<https://what3words.com/secret.desks.parsnip>

# Floor Plan

Approx. 63.7 sq. metres (685.2 sq. feet)



Total area: approx. 63.7 sq. metres (685.2 sq. feet)

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