



INTRODUCING
16 WELLINGTON AVENUE
WHITEHILL, HAMPSHIRE, GU35 9QB

BEDROOM
STUDIO

AREA
255 SQFT

BATHROOM
1 BATH



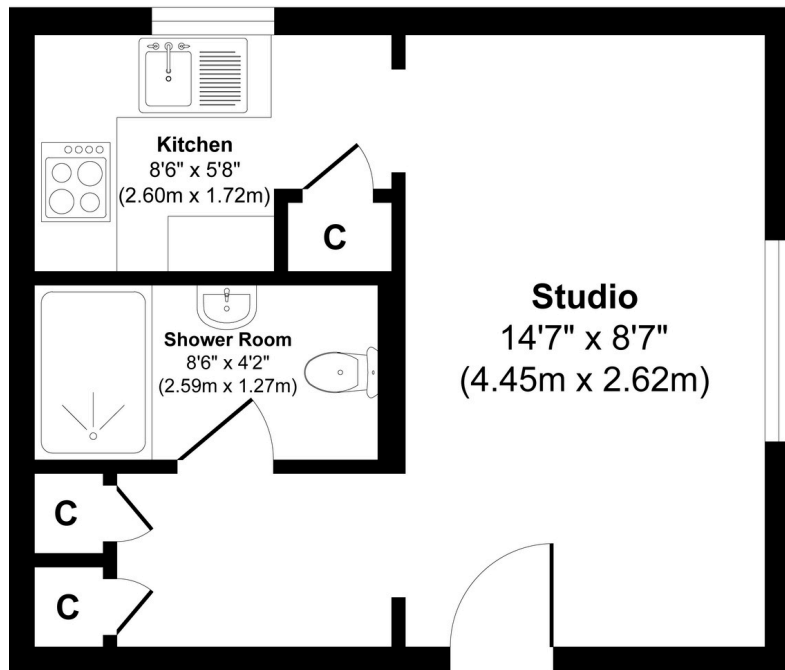
KEY FEATURES

- Ground floor studio apartment
- Modern kitchen and bathroom
- Large private rear garden, with shed and patio
- Off road allocated parking
- Within walking distance of local facilities
- Investment opportunity with current tenant paying £745 pcm

THE APARTMENT

Purpose built and recently refurbished, this ground floor studio apartment would make an ideal investment opportunity and is offered for sale with no onward chain.

The communal entrance hall leads you to your front door, found immediately on the left. The living room is bright and airy and also serves as the bedroom, with the added benefit of a generous coat storage room with built in cupboards. The property is neutrally decorated throughout and boasts both a modern kitchen and bathroom with good size shower cubicle.







NEED TO KNOW

Leasehold with 208 years remaining

Ground Rent £39 PA

EPC Rating E53

Underfloor heating, Mains Electricity & Water

Council Tax Band B

East Hampshire District Council

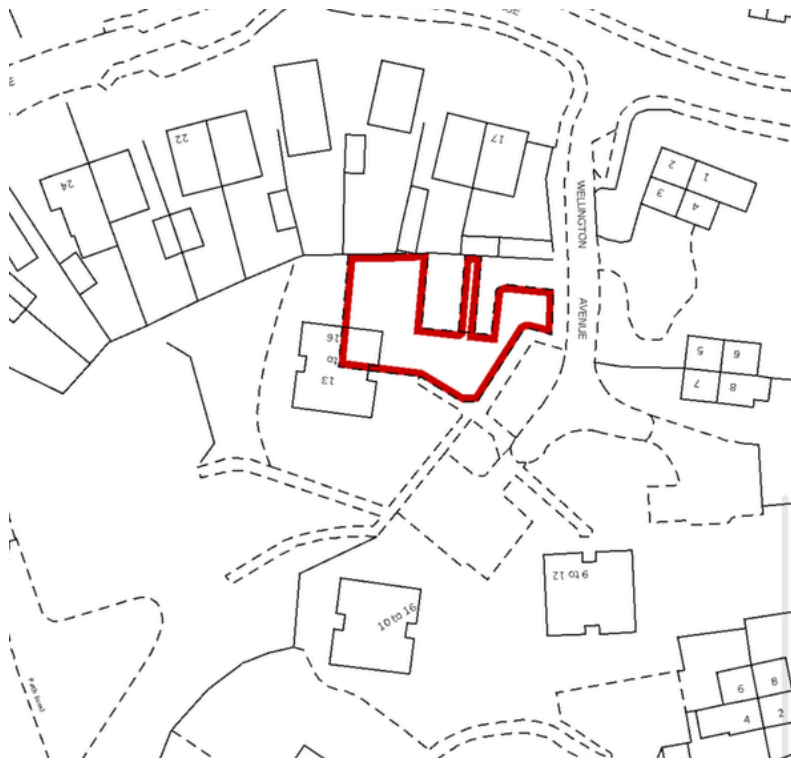
Whilst every effort has been made to ensure the accuracy these particulars should not be relied upon and should be verified by your solicitor.



OUTSIDE

This home benefits from its very own private rear garden that can be accessed from the front of the property. There is a shed ready to house all your gardening tools or garden furniture, ideal for when the summer months grace us with sunshine to host BBQ's and enjoy al fresco dining.

The property also benefits from allocated parking, found at the front of the building, tucked away from the main road.



LOCAL TO YOU



On your doorstep you are able to enjoy the fantastic Bordon Inclosure and Dead Water Valley linked to the well known Shipwrights Way an ancient path connecting Bentley to the south coast, ideal for woodland walks and cycling.

Perfectly positioned for ease of commuter links to the A3 and M3 and within walking distance of a handful of shops, and The Shed which offers a fantastic choice of independent eateries and year round events - what more could you ask for?



PUBS

ROYAL EXCHANGE
LIPHOOK ROAD
LINDFORD

THE HANGER
OAKHANGER RD
OAKHANGER

SHOPS

BORDON STORES
CHALET HILL
BORDON

TESCO
HIGH STREET
BORDON

SHOPS

SAINSBURYS
MIDHURST ROAD
LIPHOOK

LIDL
PINEHILL ROAD
BORDON

RESTAURANTS

THE SHED
SERGEANTS YARD
BORDON

WOODLARK
PETERSFIELD RD
BORDON

CAFE

CAFE 1759
CHEIFTAN HOUSE
BORDON

CHOCOLATE FROG
OAKHANGER FARM
OAKHANGER



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