



McCarthy  
& BOOKER

7 Tower Flats Ward Road, Totland Bay, Isle of Wight, PO39 0BD

**Guide Price £159,000**



\*\*\*ANOTHER PROPERTY UNDER OFFER FROM THE TEAM AT MCCARTHY & BOOKER\*\*\*

Offered to the market with no onward chain, this 2 bedroom first floor apartment enjoys lovely far reaching views to the rear with some sea glimpses and its own private garden. Situated a short stroll from Totland Bay, the property would make an ideal holiday retreat or full time residence.

This delightful 2 bedroom first floor flat is located in the picturesque village of Totland. Offering a perfect blend of modern comfort and coastal charm, this property is an ideal choice for both permanent residents and those seeking a tranquil holiday retreat a short stroll from the sea. The property is offered to the market with no onward chain and viewing is highly recommended.

#### Entrance Hall

Door to stairs providing access to just Flat 7 and one another apartment. Door to;

#### Living/Dining Area

Generously sized living room with large UPVC double glazed windows that allow natural light to flood the space. The large picture window has been lowered to make the most of the fantastic views with some sea glimpses. Space for dining table and chairs. 2 x electric heaters. Telephone and television point. Useful storage cupboard with shelving. Door to;

#### Kitchen

Fitted with a range of white wall and floor units with work surfaces over, tiled splashbacks, space and for electric cooker, washing machine, UPVC double glazed window.



### Bedroom 1

A double room enjoying lovely views and some sea glimpses, UPVC double glazed window. Electric heater.

### Bedroom 2

Another double room with UPVC double glazed window and electric heater.

### Bathroom

With white suite comprising panelled bath with electric shower over, push button WC and hand basin, heated towel rail. Obscured double glazed window. Airing cupboard housing hot water tank.

### Outside

To the front of the building is a private area of garden for use of Flat 7 which enjoys established borders with shrubs and areas of lawn.

To the rear is shared rotary washing line and shed which Flat 7 owns 1/4 providing useful storage.

### Totland Bay

Situated in the heart of Totland, this flat is within walking distance to the local shops, cafes and amenities. The stunning Turf Walk and Totland Bay and its beautiful beach are a short stroll away making this the perfect summer retreat. Totland Bay is an idyllic rural setting close to the famous Bays of Alum, Totland and Freshwater, all renowned for their beautiful beaches. Close by are the impressive natural features of Tennyson Down and The Needles and within 4 miles is the town of Yarmouth with its ferry link to Lymington and array of fantastic restaurants.

### Further Information

Council Tax Band: B

EPC: D

1/6 share of Freehold - maintenance charge is £70 per month which includes maintenance, buildings insurance, window cleaning, grass cutting to the three front gardens,



communal lighting, doors and locks on the 2 front doors, upkeep of concrete paths around the building, rotary washing line by shed.

Under the Estate Agents Act 1979 Section 21, we declare that the owner of 7 Tower Flats is a relation of an employee of McCarthy and Booker.

#### Viewing

Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

#### Disclaimer

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

