

McCarthy  
& BOOKER



1 Clarendon Court Pound Lane, Ventnor, PO38 1HY  
**Guide Price**



A light, airy, and well-proportioned ground floor apartment, ideally located close to Ventnor town centre, Esplanade, and the local beach. This property would make an ideal permanent home or buy-to-let investment, with the current tenant willing to remain if required.

### Spacious Ground Floor Two-Bedroom Apartment

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#### Accommodation:

**Entrance Hall:** Welcoming entrance with access to all principal rooms.

**Kitchen/Lounge (14'0" x 17'10" / 4.27m x 5.44m):** Open-plan living space flooded with natural light, offering ample room for both dining and relaxation. The kitchen area is fitted with practical units and work surfaces, creating a comfortable and functional space.

**Bedroom 1:** A generous double bedroom with space for storage and furnishings.

**Bedroom 2:** A well-proportioned second bedroom, ideal as a guest room, home office, or nursery.

**Bathroom:** Comprising a panelled bath with shower over, pedestal basin, and low-level WC.



## Ventnor

A Victorian sea-side town that has fantastic views across the English channel. Both the town and the seafront has an array of local boutiques, cafes and high end restaurants, many specialising in local seafood. An abundance of outside recreational pursuits can be found including a golf course, rugby and cricket club. There are beautiful walks to the Ventnor Downs, along the coastal path and down to the ever popular Steephill Cove.

## Further Information

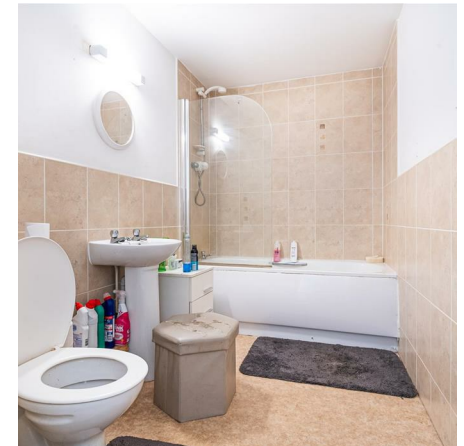
The property is held on the residue of a 125 year lease which was set up in 2006.

The block is professionally managed with 6 monthly maintenance charges of £335, this includes a share of the buildings insurance.

There is no ground rent payable as each flat owns a share of the freehold.

EPC: C

Council tax band: B



### 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.

### Ground Floor

Approx. 52.0 sq. metres (559.3 sq. feet)



Total area: approx. 52.0 sq. metres (559.3 sq. feet)

SKETCH FOR ILLUSTRATIVE PURPOSES ONLY. All measurements, walls, doors, windows, suites, fittings and appliances, sizes and locations are approximate only. They cannot be considered as being a representation by the seller or agent. Some appliances, suite or other iconography may not reflect the actual design present and are for indicative purposes only. Plan produced by Silver Arch Group [www.silverarchgroup.co.uk](http://www.silverarchgroup.co.uk)  
Plan produced using PlanUp.

**Flat 1 Clarendon Court, Pound Lane, Ventnor**