

SPENCE WILLARD



The Corner Flat, Yarmouth, Isle of Wight, PO41 0NS

A truly impressive 3-bedroom, duplex apartment with sea views and benefitting from its own formal entrance onto The Square.

VIEWING

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The Corner Flat is a prime apartment within a minute's walk of the ferry terminal and offers a superb aspect across The Square with Solent views over the Grade II Listed Yarmouth Pier and New Forest shoreline beyond. It delivers spacious rooms with masses of natural light from the large windows and high ceilings. The Corner Flat is exceptionally and conveniently located with close by access to a wide range of shops and amenities. The Royal Solent Yacht Club and Harbour are a short walk from the property.

Located on the corner of The Square and Quay Street, the property forms part of an historic building in the centre of this sought after harbour town. It offers fine views from the large sash windows offering split level accommodation over two levels. This immaculate property comprises a wonderful formal sitting room with three spacious bedrooms. The main bedroom has fine sea views and there are large built in cupboards/wardrobes in various places within the property. The loft is boarded with light switch, and folding ladder and accessed via the landing. The sitting room has large built-in storage.

The sitting room has a double aspect to the East and North and benefits from high ceilings with an excellent feel of space. A private front door from The Square leads to a small hallway with stairs leading up to the landing. It is neutrally decorated throughout and there are 'seagrass' floor coverings throughout most of the property.

There are two bathrooms, one on each floor (one of which has a shower) with WC and wash hand basins. One of the bathrooms has a large built in cupboard housing fridge/freezer and washer/dryer. A modern galley kitchen has an east facing orientation and a lovely aspect across The Square. There is an additional door leading through from the sitting room into the kitchen where there is a good sized built in boiler and storage cupboard.

Services All mains services are connected to the property.

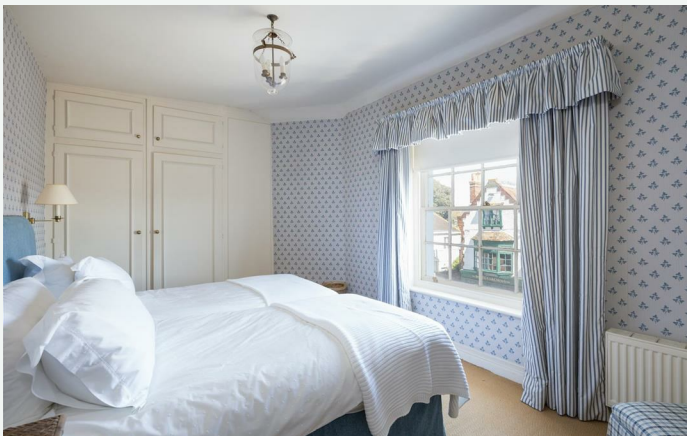
Tenure Leasehold - 124 years from April 2013.

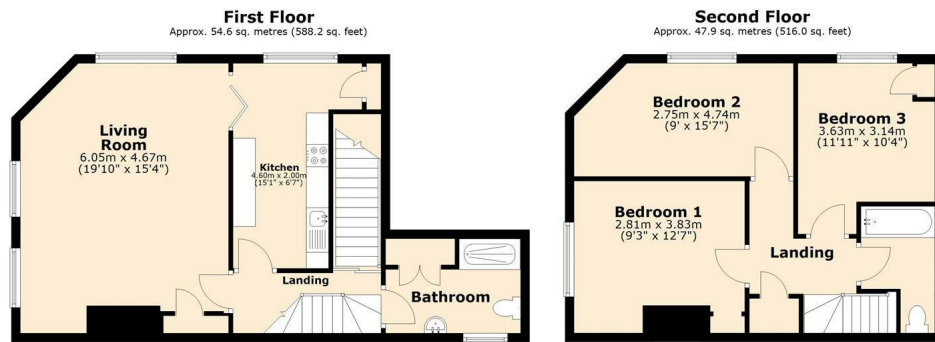
Ground Rent - £50 per annum

Service Charge - £2062-95 per annum. This figure varies depending on the maintenance work on the entire block.

Council Tax Band C

Viewings Strictly by prior appointment with the sole selling agents, Spence Willard.





Total area: approx. 102.6 sq. metres (1104.2 sq. feet)

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The Corner, Market Square, Yarmouth, PO41 0NS



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