

SPENCE WILLARD



4 Jireh Place, Yarmouth, Isle of Wight

A top floor, two bedroom apartment offering great views with glimpses of the Solent and The River Yar Estuary.

VIEWING
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WWW.SPENCEWILLARD.CO.UK

4 Jireh occupies an excellent central location within the heart of Yarmouth. It's a very bright and airy apartment and is the only one located on the top floor in this part of the development – so the staircase only serves this property, at this level.

Yarmouth is a sought after and historic harbour town with excellent sailing facilities and a wide variety of restaurants and shops. This property is only a minute's walk from the mainland ferry and a short distance from the footpaths leading to the Yar Estuary and miles of countryside of Outstanding Natural Beauty.

Front Door to inner hallway leading to:

SITTING ROOM

Facing South and overlooking Wheatsheaf Lane and Bridge Road with large windows. Long range views towards the Downs can be enjoyed from this room.

KITCHEN

With wall and base units. Lovely West facing views.

BEDROOM 1

South facing double bedroom with far reaching views.

BEDROOM 2

North facing with an aspect over the central communal area and stairwells.

BATHROOM

Fitted with a white suite comprising bath with glazed screen and shower fitment over, hand basin and WC. Mainly tiled walls and a heated towel rail.

SERVICES

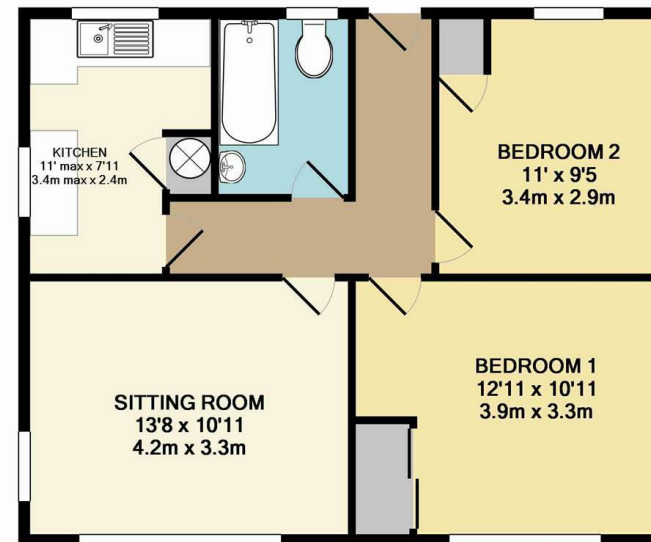
Mains electricity and drainage serve the property.

TENURE

The property is Leasehold for 189 years from 1987. The annual service charge is £1,087.64 and this covers the external repairs and decoration. Ground Rent is £25.00 per annum.

MAINTENANCE

The block is professionally managed. The service charge is currently £1,087.64 per annum and the ground rent is £25 per annum.



TOTAL APPROX. FLOOR AREA 582 SQ.FT. (54.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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EPC

E.

COUNCIL TAX

Band B.

POSTCODE

PO41 0NR

VIEWING

All viewings will be strictly by prior arrangement with the sole selling agent, Spence Willard.

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