

Guide Price £220,000  
11 THE HAVENS, MAIN ROAD, HAVENSTREET, RYDE, PO33 4AE

 **Seafields**

## QUALITY APARTMENT WITH BEAUTIFUL RURAL OUTLOOK!

Situated within the very heart of the delightful, sought after farming village of Havenstreet, THE HAVENS is a beautiful period residence which, in 2018, was converted into 11 luxurious apartments. The grand entrance hall and stairs lead to the second floor and private entrance to No. 11 - which offers airy and bright accommodation and fabulous far reaching RURAL VIEWS. The accommodation comprises a superbly proportioned open plan kitchen/sitting/dining room with attractive dual aspect arched windows allowing natural light to flood through as well as offering the superb outlook. There are 2 DOUBLE BEDROOMS - both with fitted double wardrobes - plus a luxury shower room. Additional benefits includes GAS CENTRAL HEATING, communal lawned GARDEN plus an allocated PARKING SPACE. Havenstreet offers some wonderful countryside bridle paths and woods, and a short walk away is the village 'dairy', The White Hart public house (renowned for its great cuisine and ambience) plus the Steam Railway. Approximately 10-15 minutes in either direction leads to the principal towns of Ryde and Newport, plus mainland passenger and car ferry terminals. Certainly for those who enjoy the outdoor lifestyle as well as tranquility and convenience, we would urge an internal viewing as soon as possible. NO CHAIN.

### ACCOMMODATION:

Access to this beautiful converted residence is via double opening doors to the grand communal hall with ornate twisting stairs leading to the first and second floors. Private entrance door to No. 11

### HALLWAY:

A welcoming hall with quality carpeted flooring. Radiator. Cloaks cupboard. White panelled doors to all rooms.

### OPEN PLAN LIVING:

A beautifully presented, airy and bright dual aspect open-plan room with recessed downlighters and radiators x 2, offering:

### Sitting/Dining Area:

Most comfortable carpeted room with ample space to arrange the sitting and dining areas - with 4 attractive arched double glazed windows offering far reaching views across Havenstreet and onto the neighbouring countryside beyond.

### Kitchen Area:

A very smart modern kitchen comprising quality range of cupboard and drawer units with contrasting work surfaces over. Inset stainless steel sink unit with mixer tap. Integral AEG appliances include gas hob with electric oven under; washing machine; dishwasher, tall fridge/freezer. Recessed microwave. Wood effect laminate flooring.

### BEDROOM 1:

Large carpeted double bedroom with arched double glazed window to side offering yet more lovely rural views. Radiator. Fitted double wardrobe.

### BEDROOM 2:

Another carpeted double bedroom with arched double glazed window boasting the same lovely outlook. Radiator. Fitted wardrobe.

### SHOWER ROOM:

Luxury suite comprising large fully tiled shower cubicle w.c. with concealed cistern

and inset wash hand basin with mixer tap. Large arched wall mirror with light above. Extractor fan. Tiled effect patterned floor. Heated towel rail. Recessed down lighters.

### OUTSIDE:

Residents' lawned garden plus bicycle store and bin area.

### PARKING:

There is one allocated parking space per apartment, plus 2 x spaces for visitors.

### TENURE:

Leasehold. Lease Length: 125 years from 2018. 118 years remaining.

Service Charge: £1200 p.a (payable monthly or annually)

Ground Rent: £250 p.a.

Residents Management Company

Pets Permitted on request; main residence or holiday home, subletting only in accordance with the lease.

### OTHER PROPERTY FACTS:

Construction: Victorian residence converted into luxury apartments in 2018

Council Tax Band: B; EPC Rating: C

Flood Risk: No

Conservation Area: No

Listed Building: No

Pets Permitted By Permission. No Holiday Lets

Services: Mains gas, electricity, water and drainage

Note: Furniture could be available by separate negotiation.

### DISCLAIMER:

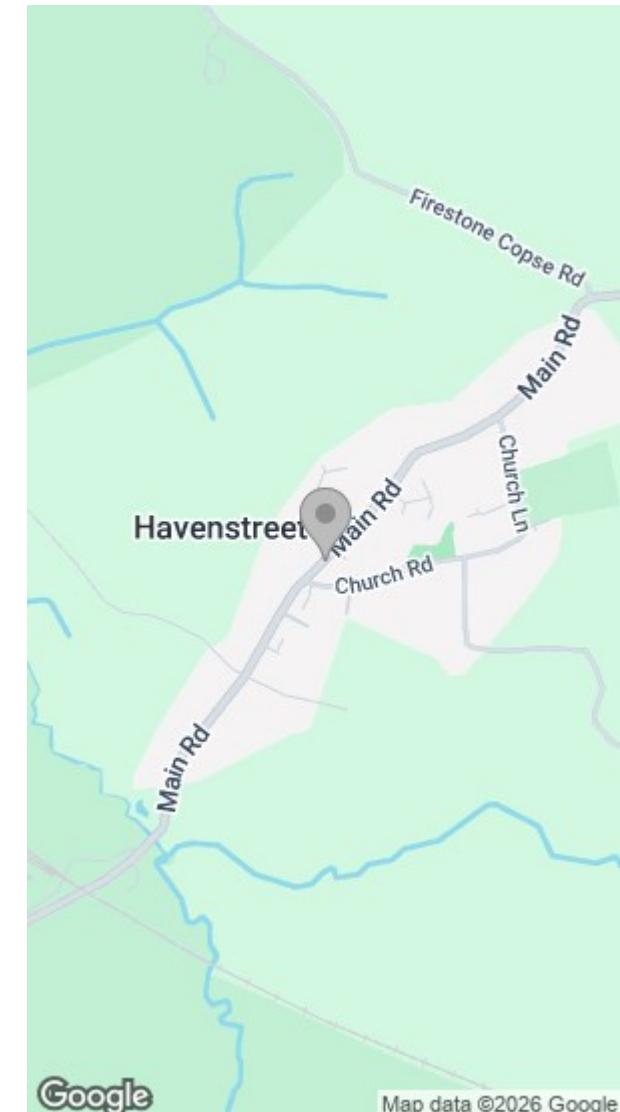
Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.

Approx Gross Internal Area  
65 sq m / 701 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91)	B		
(69-80)	C	78	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

