



Guide Price £257,000

15 NELSONS QUAY, ST. HELENS, ISLE OF WIGHT, PO33 1TA



SO CLOSE TO MARINA, NATURE RESERVE AND BEACHES!

For those seeking a tranquil coastal lifestyle, this **FIRST FLOOR** spacious and bright apartment certainly must be seen. Located just a short walk away from St Helens Green and amenities, as well as close to sailing clubs and the Causeway (leading to fabulous beaches and eateries), this home also offers a **LOVELY OUTLOOK** across the Natural Reserve and the RSPB Brading Marshes. Set within the well managed Nelsons Quay (constructed in 1997), the well appointed accommodation comprises a large welcoming hallway leading to the spacious 19ft open plan sitting/dining room (which opens onto a private **BALCONY**), a separate fitted kitchen, **2 DOUBLE BEDROOMS** - one with en suite shower room - plus a separate bathroom. Further benefits include **GAS CENTRAL HEATING**, double glazing throughout plus allocated **PARKING**. Highly recommended!

ACCOMMODATION:

Nelson Quay entrance door to Communal Hallway with stairs leading to first floor.
Private door to 15 Nelsons Quay:

HALLWAY:

Large welcoming carpeted hallway with double doors to deep cloaks/storage cupboard. Radiator. Doors to:

SITTING/DINING ROOM:

Superbly spacious and bright open-plan reception room with designated sitting and dining areas. Double glazed window to front plus sliding doors to Balcony (see below) - both offering a lovely outlook across the marshes and nature reserve. Wall lights. Mantelpiece focal point.
Radiators x 2.

BALCONY:

Well proportioned balcony with tiled floor and railing - the perfect spot to enjoy the tranquility and listen to birdsong!

KITCHEN:

Comprising range of matching cupboard and drawer units with contrasting work surfaces over incorporating inset 1.5 bowl sink unit. Tiled surrounds and tiled flooring. 'Worcester' gas combination boiler. 'Whirlpool' gas hob with electric oven under and extractor over (with light). Space and plumbing for washing machine and tall fridge/freezer. Ceiling spot lighting. Double glazed window to side.

BEDROOM 1:

A very well proportioned carpeted double bedroom with good range of double fitted wardrobes x 2 and shelving. Radiator. Double glazed window to rear. Sliding door to:

EN SUITE SHOWER ROOM:

Fully tiled room comprising white suite of corner shower cubicle, wall mounted vanity wash basin with 2 drawers and low flush w.c. Mirror fronted cabinet. Heated towel rail. Recessed down lighters. Obscured double glazed window to rear.

BEDROOM 2:

Another carpeted double bedroom with double glazed window to rear. Radiator. Fitted double wardrobe.

BATHROOM:

Comprising white suite of panelled bath with shower attachment and rail; wash basin and low flush w.c. Extractor. Heated towel rail. Part-tiled walls. Spot lighting.

OUTSIDE/PARKING:

A private balcony (see above) - the perfect spot to enjoy a coffee/drink with a lovely outlook across to the nature reserve.

TENURE:

Long Leasehold
Length of Lease: 999 years from 1997 (962 years remaining)
Management Company: Nelsons Quay Management Company (1996) Ltd
Annual Management Fees: £1100 p.a. incl £25 Ground Rent (incl maintenance & buildings insurance)
Restrictions: No Pets or Holiday Lets are permitted

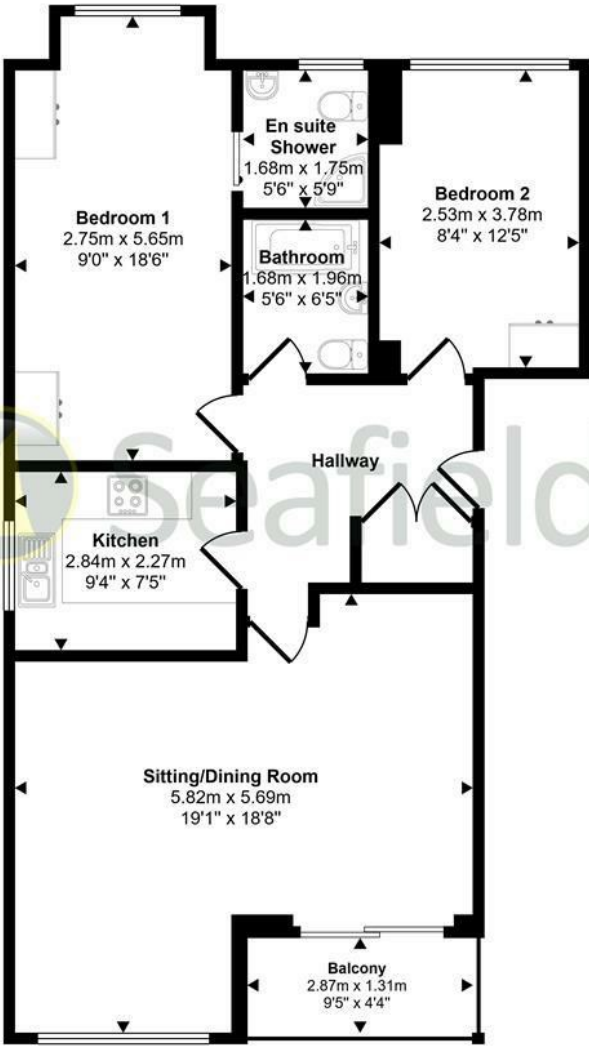
OTHER PROPERTY FACTS:

Council Tax Band: C
Energy Performance Rating: Tbc
Flood Risk: No
Listed Building: No
Conservation Area: No
Seller's Situation: Moving area

DISCLAIMER:

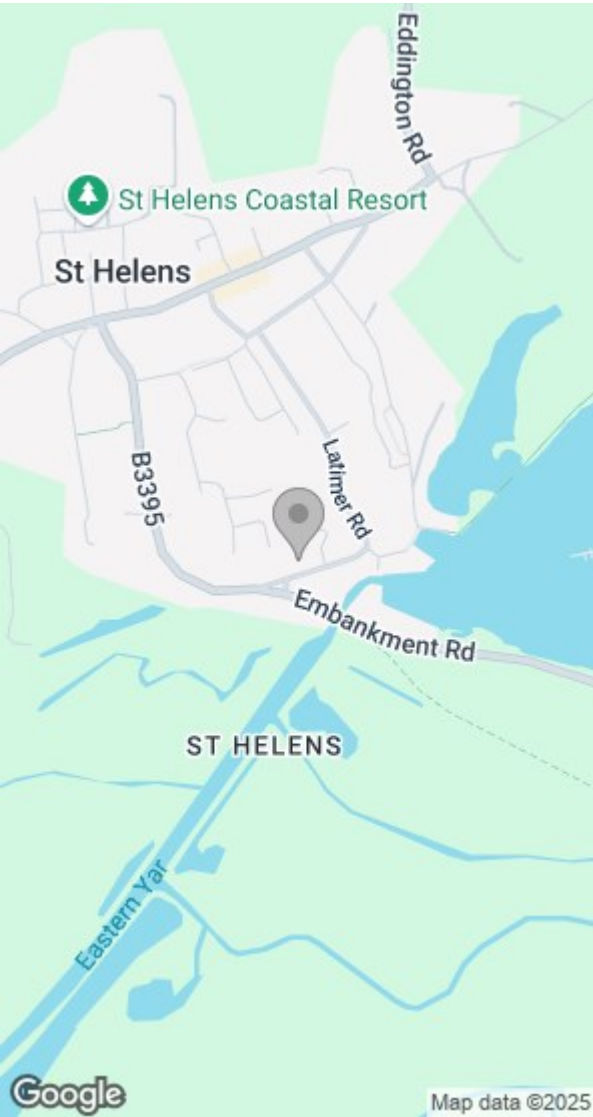
Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.

Approx Gross Internal Area
75 sq m / 804 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		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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