

SPENCE WILLARD



11 Yar Quay Latimer Road, St. Helens, Ryde, Isle of Wight, PO33 1XL

Conveniently located by Bembridge Harbour and close to St Helens Green this purpose built apartment is chain free and relatively low-maintenance with off road parking, garaging, a private patio and communal gardens.

VIEWING
BEMBRIDGE@SPENCEWILLARD.CO.UK
01983 873000

Situated on the ground floor, this apartment has a large sitting/dining room, two bedrooms and a separate kitchen which are all finished to a modern standard providing an ideal holiday home or investment property in this popular coastal part of the Isle of Wight. The apartment is chain free and offered with the benefit of a separate garage and off road parking, private patio to the rear and use of communal gardens which extend toward the River Yar.

Ideally situated on the harbour quay and the causeway leading to the sand dunes of the Duver and family friendly beach, with excellent access to Bembridge Harbour, with extensive mooring facilities and sailing clubs at Bembridge and Brading Haven. The small but vibrant village of St Helens has a village shop, two restaurants and a pub, together with an antiquarian bookshop. There is easy access to a range of extensive facilities and mainland transport links at Ryde (approximately 3 miles away) as well as several good beaches, Bembridge and around Priory Bay which can be reached without crossing a road.

Accommodation

Entrance

Through the communal hallway, the apartment is entered on the ground floor where there is a hall with consumer unit and thermostat.

Sitting Room/Dining Room

This large dual aspect space has sliding uPVC doors onto a private patio and garden beyond.

Kitchen

Well-equipped with under counter and wall mounted storage units and tiled splash backs, the kitchen incorporates a Stoves four ring gas hob with extractor hood over and integrated cooker below. Space and plumbing for a fridge and dishwasher. 1.5 bowl stainless steel sink with mixer tap over and wall-mounted gas fired combination boiler.

Shower Room

With tiled floors and walls, shower, vanity unit wash basin and W.C.

Bedroom 2

A single bedroom with views over the front aspect.

Bedroom 1

A large double bedroom with window overlooking the side aspect.

Outside

With access to communal gardens, there is also allocated parking space for the apartment on the gravelled area at the front and a single garage with up and over door, power and lighting laid on. There is storage space available in the roof of the garage along with window and door at the rear. An External Utility Room is accessed separately from the apartment via the rear patio where there is space and plumbing for a washing machine, tumble dryer or fridge freezer.

Services

Mains electricity, water and drainage. Heating is provided by gas fired Vaillant combination boiler and delivered via radiators.

Tenure

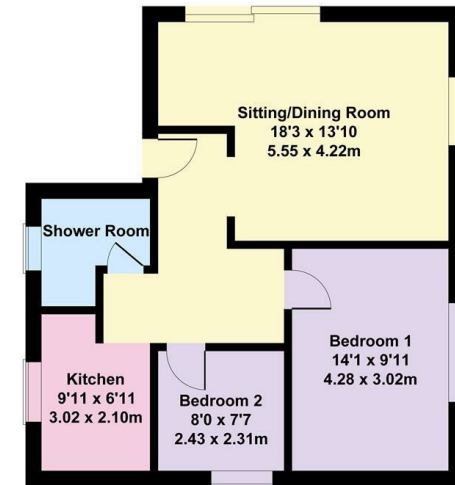
The property is offered with a balance of a long 999 year lease dated from 1979 and ground rent payable of £5 pa.

EPC Rating
C

Council Tax
Band C

Postcode
PO33 1XL

11 Yar Quay
Approximate Gross Internal Area
646 sq ft - 60 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.
Produced by Potterplans Ltd. 2024

Viewings

Strictly by prior arrangement with the sole selling agents Spence Willard

SPENCEWILLARD.CO.UK

IMPORTANT NOTICE: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Spence Willard in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Spence Willard nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.