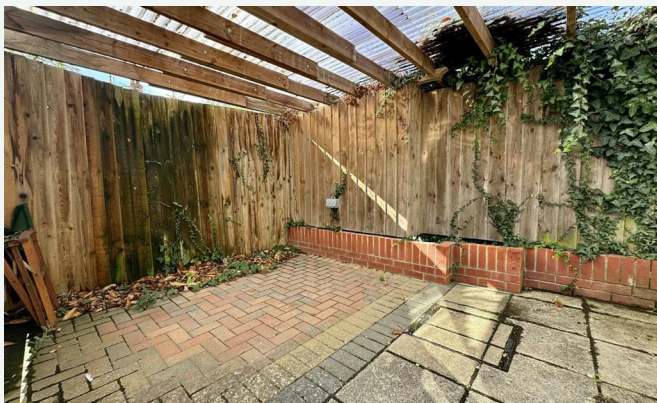


SPENCE WILLARD



1 Langham Court Foreland Road, Bembridge, Isle of Wight, PO35 5XN

A modern and well-equipped one bedroom apartment in the village centre and close to amenities of Bembridge.

VIEWING
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With a light open reception space and entrance on the ground floor, this modern versatile apartment is ideally set up and situated for easy access for all needs. There are uPVC windows, a modern kitchen and underfloor heating in the bathroom and provides an extremely low maintenance property with the benefit of 24hr emergency response available from neighbouring Inver House. Inver House's facilities, including meals, activities and hairdresser etc, can be accessed by Langham Court residents. Langham Court is a Close-Care Development for over 55s and comprises a number of purpose built apartments all finished to an excellent standard to include opening windows, blinds, 1 metre doorways leading through to large rooms featuring plenty of natural light. There is further comfort provided by lift access, a secure entry system, off-road parking and a sunny communal courtyard garden.

Langham Court has the benefit of a bus stop on the road to the front and is a short flat walk from the beach and coastal paths accessed from the end of Swains Road. Bembridge Harbour has extensive mooring facilities and two sailing clubs, whilst the village has a good range of shops, in addition to cafes and restaurants, butchers and a fishmonger.

Accommodation

Ground Floor Entrance

Secure audio entry system linked to the main wide front door and level access with mobility scooter store outside.

Entrance Hallway

A spacious wheelchair accessible hallway with carpeted floors and deep airing cupboard, with unvented 210l cylinder, electric consumer unit and linen shelves.

Open Plan Kitchen, Dining and Living Area

A spacious and light reception room with kitchen area with luxury vinyl tile floors, shaker style under-counter and wall-mounted storage units,

oak worktops, mid level integrated oven, grill and four ring ceramic hob over, a stainless steel sink with mixer tap over and integrated, dishwasher, fridge and freezer. The living area is 'L' shaped with a deep bay window providing plenty of natural light overlooking the front, providing an ideal sitting area with TV ariel socket. There is a large space with window also overlooking the front which is ideal for a dining table.

Bedroom

Large double bedroom with small dual aspect windows to the front and rear. Built in wardrobes with sliding doors and carpeted floors.

Bathroom

Wetroom bathroom with large shower area, pedestal wash basin, alarm pull cord and W.C.

Outside

There is allocated off road parking to the front for one vehicle. A secure entry system provides access to the building. A sunny communal courtyard garden can be found in the centre of the development. There is a mobility scooter covered parking area with power points.

Services

Mains electricity, water and drainage, heating is provided by immersion heater and pressurised tank and delivered via radiators and underfloor heating in the bathroom.

Tenure

The property is offered Leasehold with the balance of a 125 year lease granted in 2011.

EPC

Rating C

Miscellaneous

Pets are not permitted in detail on the lease, however can be discussed by separate negotiation with the management company. Service charges are £2,187 per annum, including building fund and emergency response service.

Post Code

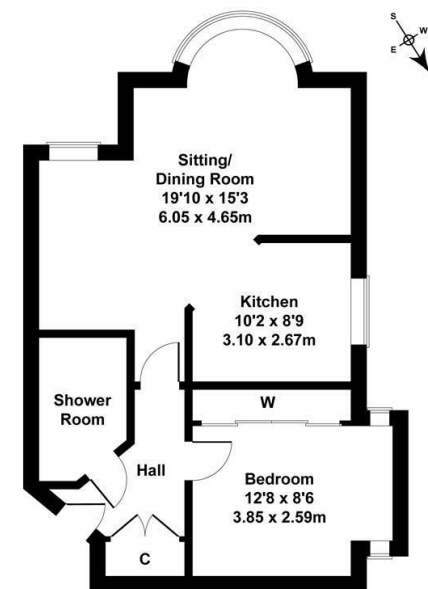
PO35 5XN

Viewings

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

1 Langham Court

Approximate Gross Internal Area
603 sq ft - 56 sq m



GROUND FLOOR

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.

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