

SPENCE WILLARD



2 Parkside Apartments, Grange Road, Sandown, Isle of Wight, PO36 8NE

The development is conveniently located close to some of the island's awarding beaches and miles of unspoiled countryside. The local town centre offers a wealth of local amenities, including a variety of restaurants, bars, leisure facilities and an accessible network of both island wide and mainland transport links.

Completed January 2017, all apartments are furnished with high specification fixtures and fittings, luxurious kitchens, bathroom suites with chrome fittings, allocated secure gated parking, secure storage and the benefit of the remainder of a 10 year NHBC warranty.

Sandown Bay and surrounding areas are renowned for their long stretching sandy beaches and where there is plenty to see and do. The development occupies a particularly convenient location close to the Cliff Path with direct beach access and the town centre with amenities, restaurants and cafes as well as beautiful coastal walks to Yaverland and Shanklin. A short walk from Sandown train station providing links through to Ryde and access to passenger ferry services to Portsmouth where there are connecting trains to London Waterloo, the entire journey time taking an estimated time of 2.5 hrs door to door.

Accommodation

Entrance

Ground floor entrance with vestibule/porch area accessing the front door to apartment 2.

Hallway

With engineered oak flooring running through to the reception space and plenty of wall space for hanging coats.

Plant Room/Airing cupboard

Deep storage cupboard housing Vent Axia ventilation system and unvented 300l cylinder.

Open Plan Living Area

A superb open plan space with wide bi-folding doors accessing the terrace and views over communal gardens and out to sea. This light and generous space has plenty of room for a dining table and living room seating.

Wall mounted phone entry control.

Kitchen

Semi-open plan to the living room, the kitchen has a pair of oak glazed doors and a full range of under-counter and wall-mounted

storage units with high gloss finish and oak worktops. There is an undermounted and stainless steel 1.5 bowl sink with mixer tap over, a Neff five ring induction hob with extractor, integrated fridge/freezer, Neff dishwasher, double oven, microwave and grill.

Bedrooms 1

The principal suite enjoys an impressive bank of bi-folding doors along one side overlooking the gardens and out to sea, there is a large wardrobe with mirrored sliding doors and an ensuite bathroom with tiled floor, walls, illuminated mirror, wall-mounted vanity unit wash basin, shower, heated towel rail and concealed cistern Roca W.C.

Bedroom 2

A good size double bedroom with window overlooking the side aspect, built in wardrobes and carpeted floors.

Family Bathroom

A contemporary suite with fully tiled walls and floor, large mirror inset with spot lighting, wall-mounted vanity unit wash basin, panelled bath with shower over and heated towel rail.

Outside

There is an allocated parking space within the gated carpark as well as an underground store accessed via the lift or stairs. An enclosed full width terrace with glorious views and communal gardens.

Services

Mains, electricity, water and drainage. Heating is provided by an unvented 300l cylinder with electric immersion heater delivered via underfloor heating with electric towel radiators in the bathrooms. Circulating air ventilation Vent Axia system.

Tenure

The property is offered leasehold with the balance of 999 year lease from 2017. A service charge of £2,250 (2024) covering buildings insurance, maintenance, lighting, gardens/gates and parking area. Ground rent is £341 pa.

EPC Rating

D

Council Tax

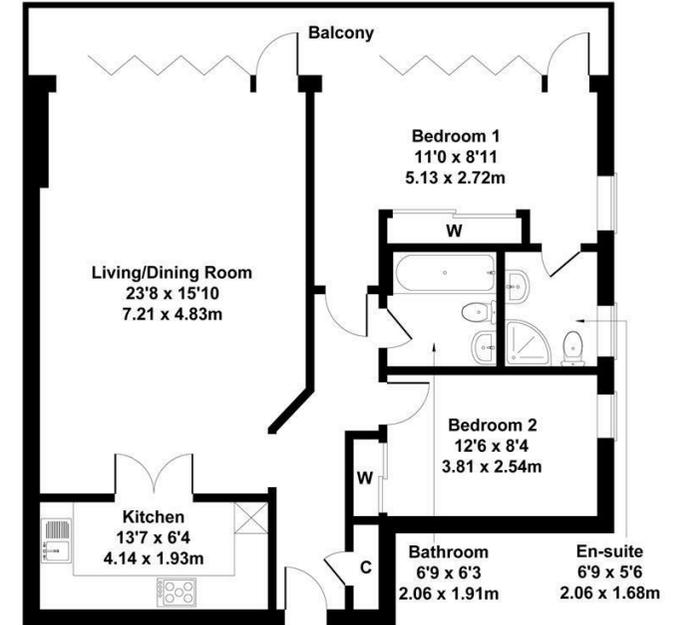
Band C

Postcode

PO36 8NE

2 Parkside Apartments

Approximate Gross Internal Area
989 sq ft - 92 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.

Produced by Potterplans Ltd. 2024

Viewings

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

SPENCEWILLARD.CO.UK

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