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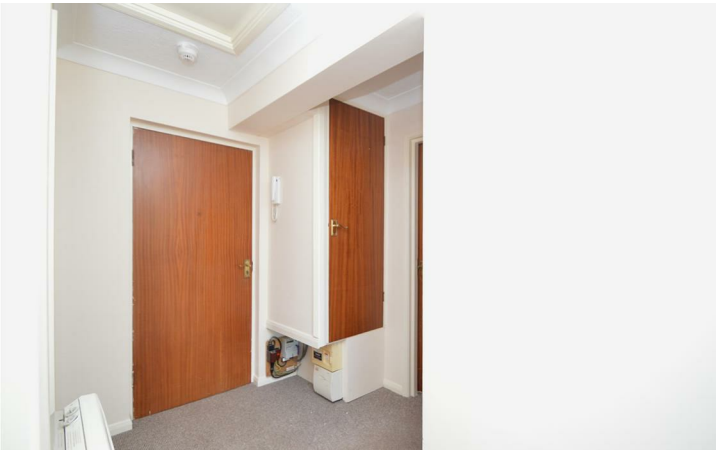
wright
estate agency



£129,950

Flat 4 Rose Day Court Tennyson Road, Freshwater, Isle of Wight, PO40 9AE





This lovely second floor chain free apartment is perfect for a first time buyer or investor. It is situated in a convenient central location with all the shops and amenities of Freshwater easily within walking distance.

The property benefits from having a secure entry system, two bedrooms, a modern bathroom and kitchen, a garage en-bloc, parking to the rear and a communal garden. We feel this property will make an ideal investment opportunity, first time purchase or a holiday base and must be seen.

The village of Freshwater has a number of amenities on offer including a multitude of locally run shops and business, such as; butcher, grocer, fishmonger, salons, cafes, pubs, veterinarian, dentist, chemist, library, primary school, a health & leisure centre and much more! There are bus transport links to Totland, the town of Yarmouth (with further ferry links to Lymington) and the Islands capitol Newport. Three of the Island stunning beaches are also within a 3 mile radius of the village, namely Totland Bay, Colwell Bay and Freshwater Bay. It is located on the bus routes to Newport, Alum Bay and the Yarmouth to Lymington ferry link.

Please call the Freshwater agent on 01983 754455 to arrange your viewing.



Communal Entrance

Stairs to second floor, door to:

Hallway

with door entry telephone system, shelved cupboard.

Kitchen

9'4" x 5'10"

Range of modern wall and floor mounted units with work surfaces over, built in electric oven and hob with extractor over, stainless steel sink unit with mixer tap and double glazed window to side over, tiled splashbacks, space for fridge freezer, space for washing machine.

Lounge

12'5" x 10'10"

Double glazed window to rear, TV point.

Bedroom 1

12'6" x 10'10"

Built in wardrobes, double glazed window to rear.

Bathroom

White suite comprising pedestal hand wash basin, panel bath with shower attachment over and shower screen, close coupled toilet, part tiled walls, extractor, obscure double glazed window to side.

Bedroom 2

11'5" x 11'0"

Double glazed window to side.

Outside

To the rear of the property there is a lawned communal garden.

Parking Area

There is a gravelled parking area to the rear of the building.

Garage En Bloc

Up and over door.

Tenure

Leasehold with share of freehold.

Remainder of 125 year lease from 1997

Services

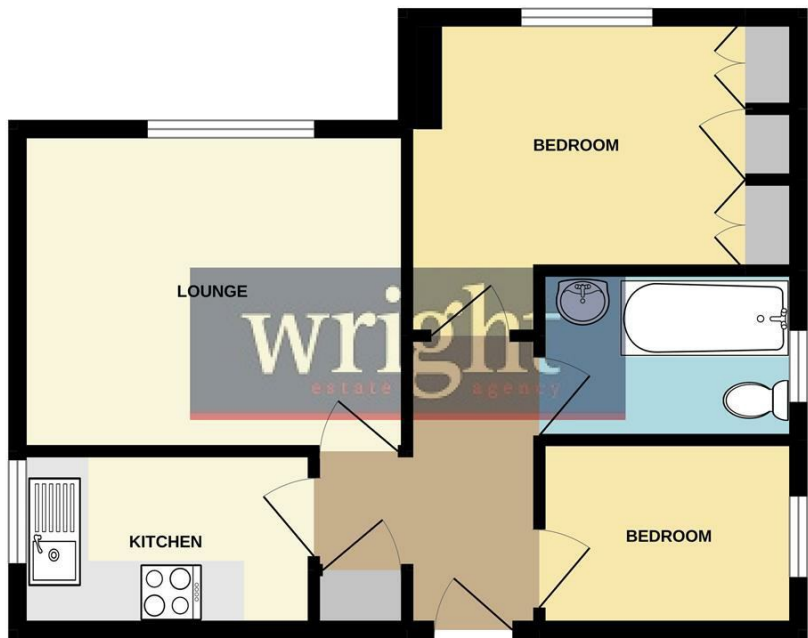
Unconfirmed gas, electric, telephone, mains water and drainage.

Council Tax

Band A - Please contact The Isle of Wight Council on 01983 823901.


Agent Notes

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale



GROUND FLOOR
470 sq.ft. (43.7 sq.m.) approx.

TOTAL FLOOR AREA: 470 sq.ft. (43.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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