



£135,000

Flat 4, Weeks Court Avenue Road, Freshwater, Isle of Wight, PO40 9UU





This centrally located first floor maisonette is ideal for the village shops and facilities in Freshwater and would make an ideal first home or investment buy. The apartment offers light and spacious accommodation and comprises a hallway, lounge/ dining area, good size separate kitchen, double bedroom and shower room. Externally the property boasts off road parking.

Freshwater is a popular West Wight village with a warm and lively community and a thriving village centre with such amenities as a health & leisure centre, primary school, vet, dentist, library, chemist and a good variety of locally run shops and eateries. The village is popular with tourists and is close to our three beautiful beaches namely Freshwater Bay, Totland Bay and Colwell Bay and the wide range of walks on offer such as Tennyson's Trail.

Double glazed front door to:-

Stairs

Leading to first floor and landing.

Landing

Doors off, double glazed window to side, pull down ladder for access to a part boarded loft.

Kitchen

9'10" x 7'10"

Range of wall and floor mounted units with work surfaces over and tiled splash backs, inset one and a half bowl sink unit with mixer tap, inset electric hob with extractor hood over, built in electric oven, wall mounted gas boiler for hot water and heating, double glazed window to front.

Lounge/Diner

15'2 x 9'10

Plus (3'5 x 3'0/1.04m x 0.91m) recess. Double glazed windows to rear, two radiators, television point, telephone point.

Bedroom

9'9" x 8'4" to base wardrobes

Double glazed window to front, triple wardrobe with mirror doors, coved ceiling, television aerial, radiator.

Shower Room

Corner shower cubicle with electric shower, low level wc, pedestal hand wash basin, extractor fan, light and shaver point, heated towel ladder.

Parking

There is an allocated parking space to the rear of the property.

Services

Unconfirmed electric, telephone, mains water gas and drainage.

Tenure

Leasehold - Remainder of 125 years from 1992 -

Council tax

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

Agents 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



TOTAL APPROX. FLOOR AREA 454 SQ.FT. (42.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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	58	
(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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