



Asking Price £135,000

Granville Court, Flat 6 The Broadway, Totland Bay, Isle of Wight, PO39 0AU



Welcome to this charming home located on The Broadway in Totland Bay. This second-floor one bedroom apartment boasts a private entrance, making it feel like your very own slice of paradise.

Perfect for those looking for their first home, this property offers a spacious layout that provides ample room for all your needs. Imagine coming home to a cozy space that is just a stone's throw away from the beach, allowing you to enjoy the calming sounds of the sea whenever you desire.

With its ideal location and second floor setting, this property offers a unique opportunity to create a home that truly reflects your personality and style. Don't miss out on the chance to make this wonderful property your own and start living the coastal lifestyle you've always dreamed of.

Multiple coastal and county side walks are also on your door step, whether you explore West to Headon Warren & the Needles or East towards the historic town of Yarmouth with its cross Solent ferry links the choice is yours! Freshwater village centre is within an approximate 2 miles where a whole host of locally run shops and business are available including cafes and eateries.

Kitchen	12'10" x 7'3"
Lounge	19'5" x 16'5"
Bedroom 1	12'7" x 8'10"
Study	7'0" x 6'8" limited headroom
Bathroom	6'7" x 4'7"

Outside

The apartment is accessed via an external metal staircase.

Council Tax

Band A

Additional Information

Lease Remaining 970 years

Ground Rent - £50 per annum

Maintenance Charges - £100 per annum

Block Insurance Contribution - £240.00 per annum

Services


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

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	63
(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 Tomblasons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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