



**£150,000**

Flat 2, Tennyson Court Avenue Road, Freshwater, Isle of Wight, PO40 9UU





**This charming first floor apartment is located on Avenue Road in the picturesque village of Freshwater, boasts a cosy yet light and airy lounge, two inviting bedrooms, modern kitchen and a well-appointed bathroom.**

**Situated in a central village location, this property offers the convenience of being close to local shops, making daily errands a breeze. With parking available for one vehicle, you'll never have to worry about finding a spot after a long day out.**

**Perfect for first-time buyers, this well-maintained flat not only provides a comfortable living space but also offers great rental potential for those looking to invest. Whether you're looking to settle down or seeking a lucrative rental opportunity, this property caters to both needs.**

**Don't miss out on the chance to own or invest in this ideal property in the heart of Freshwater. Book a viewing today and envision the possibilities that this charming flat has to offer.**

#### **Front Door To**

**Hall**

**Bedroom 2** 9'11" x 8'3"

**Bedroom 1** 10'6" x 9'8"

**Bathroom** 5'6" x 6'9"

**Kitchen** 9'3" x 11'9"

**Lounge** 10'4" x 16'9"

#### **Parking**

There is one allocated parking space for the property.

#### **Council Tax**

Band B - Please contact the Isle of Wight council for further information.

#### **Tenure**

Leasehold:

205 Years Remaining

£25 ground rent per annum.

£150 approximate contribution to Building insurance.

#### **Services**

Unconfirmed mains gas, mains electric, mains water, mains sewer.

#### **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.




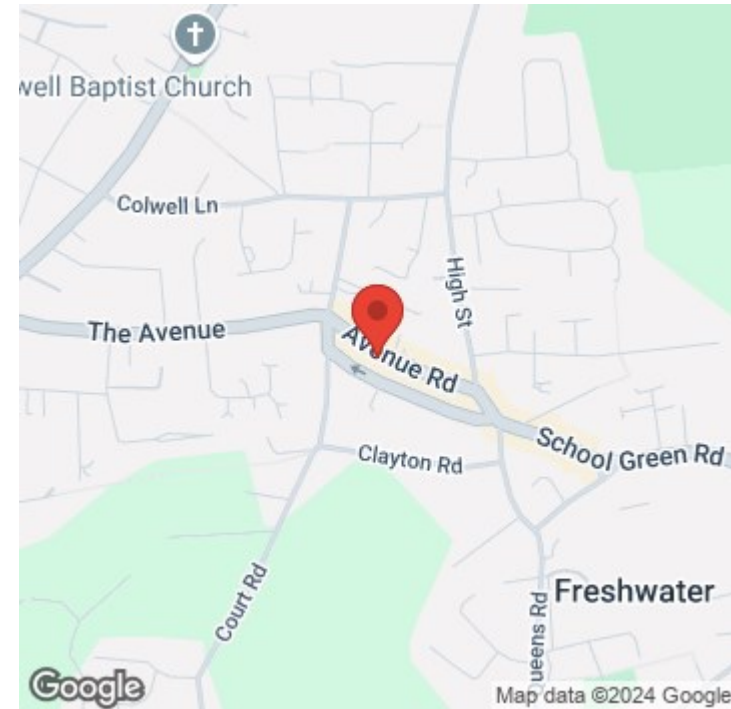


GROUND FLOOR  
580 sq.ft. (53.9 sq.m.) approx.

TOTAL FLOOR AREA: 580 sq.ft. (53.9 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	67	78
<b>England &amp; Wales</b>	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.

**34 York Avenue, East Cowes, Isle of Wight, PO32 6RU**  
**Phone: 01983 281010**  
**Email: eastcowes@wright-iw.co.uk**

**wright**  
 estate agency