



- Purpose Built First Floor Apartment
- Communal Bin Storage & Drying Area
- Ideal Full-Time Home or BTL Investment

- 2 Bedrooms
- NEWLY DECORATED & NEWLY FITTED CARPETS
- CHAIN FREE

- Resident's & Visitor Parking
- Short Walk to Train Station, Town & Beach
- Viewings Welcome

Flat 6, James Court 11 Leed Street, Sandown, PO36 8JQ

**£135,000**



This NEWLY DECORATED first floor apartment forms part of a purpose built development located close to Sandown town centre with a variety of shops and popular eateries to choose from, the seafront with miles of sandy beaches and coastal paths to explore, and the local train station with direct ferry links to the mainland.

The accommodation comprises 2 bedrooms, a lounge/diner with kitchen area and bathroom. Additionally, the properties benefit from newly fitted carpets, access to resident's/visitor parking, bin storage and a communal drying area located at the rear of the building.

The convenient location, low-maintenance accommodation and long standing track record as successful buy to lets makes this apartment an ideal investment, retirement or first home for buyers looking to benefit from the popular coastal location and easy access to local amenities.



## Accommodation

### Communal Entrance

### Private Entrance Hallway

### Lounge/Dining Room

13'2 x 10'1 (4.01m x 3.07m)

### Kitchen Area

7'3 x 6'7 (2.21m x 2.01m)

### Bedroom 1

15'8 x 8'11 max (4.78m x 2.72m max)

### Bedroom 2

11'8 x 6'9 max (3.56m x 2.06m max)

### Bathroom

### Outside

There is parking for residents and visitors to the front and rear of the building. There is a bin storage area and communal drying area located at the rear of the building.



**Lease Information**

Service Charge - £750 per annum  
 Ground Rent - £100 per annum  
 Lease Length - 110 years remaining  
 Pets are permitted with written permission from the managing agent.  
 Holiday letting is permitted.

**Services**

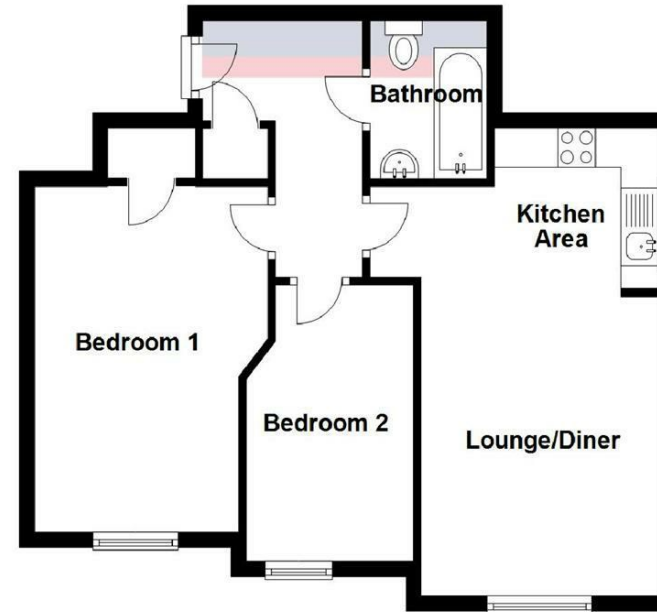
Unconfirmed: gas, electric, telephone, mains water and drainage.

**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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		82	83
(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			
<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 Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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**Viewing:**
Date .....
Time .....