



- Purpose-Built Ground Floor Apartment
- Double Glazing & Gas Central Heating
- Quiet, Semi-Rural Location

- 2 Double Bedrooms
- Allocated Parking
- Ideal First Time Buyer or Retirement Home

- Private Entrance
- Communal Garden
- Viewings Welcome

Flat 1, Alverstone Court Woods Drive, Apse Heath, PO36 0PR

**£155,000**



This spacious, purpose-built ground floor apartment is located in a quiet semi-rural location, surrounded by miles of unspoilt countryside, with extensive bridleways and footpaths to explore. There is a local convenience store at the nearby Apse Heath roundabout, and 2 supermarkets are only 5 minutes away by car.

The well-proportioned accommodation comprises 2 double bedrooms, good-sized lounge, separate kitchen, and shower room. Additionally, the property benefits from a private entrance, allocated parking located at the rear of the building, and access to a communal garden with a drying area.

The popular semi-rural location, well-proportioned ground floor accommodation, and access to a communal garden makes this an ideal first time buyer or retirement home for anyone looking to enjoy Island life in one of it's many beautiful countryside settings. A viewing is recommended to fully appreciate everything this fantastic purpose-built home has to offer!





## Accommodation

### Entrance Hall

### Lounge/Dining Room

16'10 x 10'8 (5.13m x 3.25m)

### Kitchen

9'2 x 8'9 (2.79m x 2.67m)

### Bedroom 1

16' x 10'7 (4.88m x 3.23m)

### Bedroom 2

10'6 x 9'1 (3.20m x 2.77m)

### Shower Room

6'8 x 5'6 (2.03m x 1.68m)

### Outside

There is a communal garden with a drying area and allocated parking located at the rear of the building.



**Lease Information**

Lease Length 125 years from 2024.  
 Service Charge £70 a month.  
 Ground Rent £50 a year.

**Services**

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

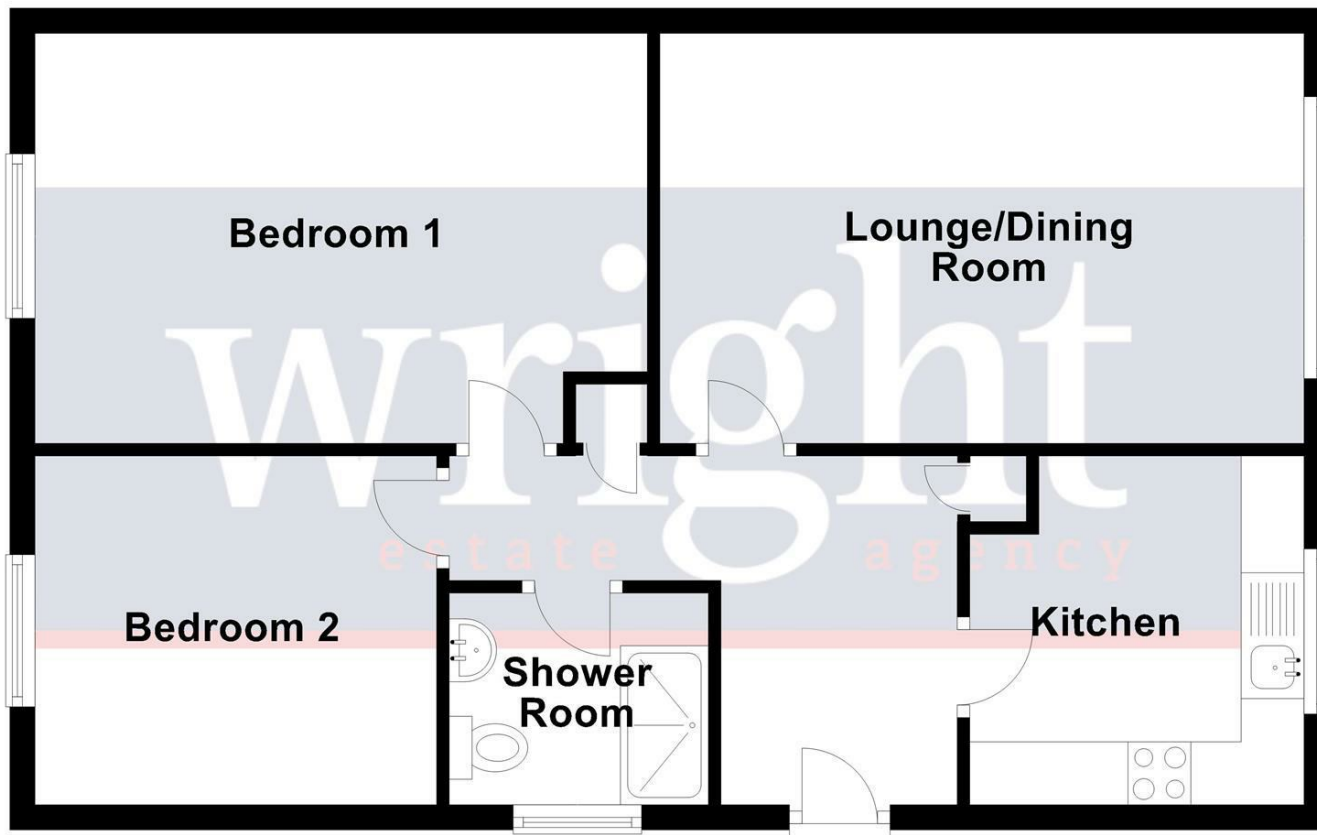
**Council Tax**

Band B - 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.

**Ground Floor**



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>		72	75
(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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PROTECTED

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**Viewing:**

Date .....

Time .....