



Heron Square

Newport

£425,000



This immaculate 3 storey townhouse is situated on the water at Island harbour and enjoys views over farmland and river Medina - from balconies on all floors. An abundance of wildlife can be found, almost on the doorstep, including Kingfishers, Herons, Mallards, Redwings, etc.. The end terrace property benefits from a dual aspect enhancing your views - included also is a 10m mooring, just yards from the property. Beautifully appointed throughout the accommodation is 3/4 bedrooms, 2 bathrooms and parking. CHAIN FREE



3/4 Bedroom House – Over the water

Entrance Hall

A welcoming hall with hard wood flooring, understairs storage - accommodation off.

Study/Bed 4 10' 6" x 7' 10" (3.2m x 2.4m)

Fantastic space which can be utilised as a fourth bedroom or additional reception or study

Kitchen/Diner 15' 6" x 13' 0" (4.72m x 3.96m)

Situated at the rear of the property, with dual aspect, patio doors onto a large balcony and views towards up the river and across the countryside. Fitted with modern floor and wall mounted storage units and contrasting counter tops. Integrated appliances include - washing machine, fridge/freezer, dishwasher, cooker and electric hob. Lots of space for a family size table and chairs.

W/C

Ground floor w/c and basin.

First Floor

Sitting Room 15' 6" x 13' 0" (4.72m x 3.96m)

Taking advantage of the elevation on the 1st floor this spacious dual aspect main reception has sliding patio doors out onto a lovely balcony, again with stunning water views.

Bedroom 3 15' 5" x 9' 10" (4.7m x 2.99m) max

A large front aspect double bedroom.

Shower Room

Modern white suite including, cubicle, vanity basin and w/c - heated towel rail.

Second Floor

Bedroom 2 15' 5" x 9' 6" (4.7m x 2.9m)

A second front aspect double bedroom.

Bedroom 1 13' 1" x 15' 6" (4.0m x 4.72m) max

A large well appointed master bedroom, with double built in wardrobe - inward opening French style doors and Juliette balcony - with wonderful views down the river towards the sea. Ensuite bathroom.

En-suite 8' 6" x 7' 5" (2.6m x 2.25m)

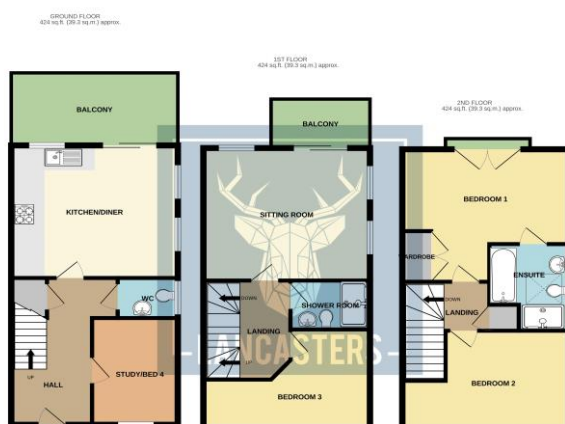
A well-appointed bathroom with panelled bath, separate shower cubicle, vanity basin and w/c. Velux style window.

Mooring

Situated within the complex's private marina - the property has a 10m mooring complete with access to the locked harbour which is safe and secure and has amenities including a chandlery, boat builders with a repair workshop, 50 ton hoist and slip crane, hard standing, showers and laundry room.

Tenure

Condition 4 of the planning consent (ref P/00255/08 - TCP/21713/K) states that the houses are to be used as holiday homes only and none shall be used as a sole, main or permanent residence. Leasehold property (long lease) of 999 years from 1st January 2008. Island Harbour Hammerhead Company Limited (of which each leaseholder is member) owns the freehold. Service charges: Island Harbour Residents Association: £1,100 per annum. This amount reflects maintenance of the common areas and contribution made to the marina operator for operation/maintenance of the marina. Island Harbour Hammerhead Company Limited: £1,550 per annum. This amount reflects the buildings insurance procured for each of the houses.



TOTAL FLOOR AREA: 1271 sq ft (118.0 sq m) approx.
While every attempt has been made to ensure the accuracy of the floor plan, measurements of floor, wall, ceiling and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Miles and Meters (1:500)

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Tenure: Freehold

Council: E

EPC: B



These sales particulars do not form part of any contract. The agent has not undertaken any form of survey on the property and has not checked any services. If you decide to purchase this, or any other property, we advise you undertake your own enquiries via your separately appointed solicitor and surveyor.