



## SANDFORD CREEK GARDENS

WOOTTON BRIDGE, PO33 4JX

£112,000  
LEASEHOLD

A great opportunity to purchase a fabulous "lock up and go" 2 bedroom holiday FIRST FLOOR apartment or an investment property which edges the beautiful Wootton Creek. A perfect peaceful setting and easily maintained. CHAIN FREE.

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SALES & LETTINGS



# SANDFORD CREEK GARDENS

- 2 bedroom apartment • Holiday village setting • Easily maintained throughout • Great position • CHAIN FREE



The accommodation with approximate measurements

**Communal door leading to the the 4 apartments**  
Stairs to the second floor

**Door to:**

**Hallway**

Loft access. Doors to:

**Kitchen / diner / lounge 4.3 x 4.6 ( max ) ( 14'1" x 15'1" ( max ) )**

Lounge dining area : Double glazed patio door to balcony. Electric storage heater.

Kitchen area: A good range of wall, base and drawer units. Stainless steel sink with tiled splash back. free standing washing machine and fridge. Fitted electric oven and hob with extractor over. Double glazed window to side aspect.

**Bedroom 3.4 x 2.4 ( 11'1" x 7'10" )**

Double glazed window to rear aspect. Electric heater.

**Bedroom 3.0 x 2.4 ( 9'10" x 7'10" )**

Double glazed window to rear aspect. Electric wall heater.

**Bathroom**

Double glazed window to side aspect. Bath with shower over. Low level WC. Hand basin. Extractor.

**Additional information**

Tenure: Leasehold 99 years from 1/2/2005 . Land reg title IW15643 / Lessees Title No IW63080

The freehold can be purchased for £6500 in lieu of the payment of ground rent which is currently £125 p.a.

Service charge: £1600 p.a. This includes building insurance, ground maintenance, site electrics and water charges.

Any potential new owner must have an additional address. AST allowed as are holiday lets. Parking available.

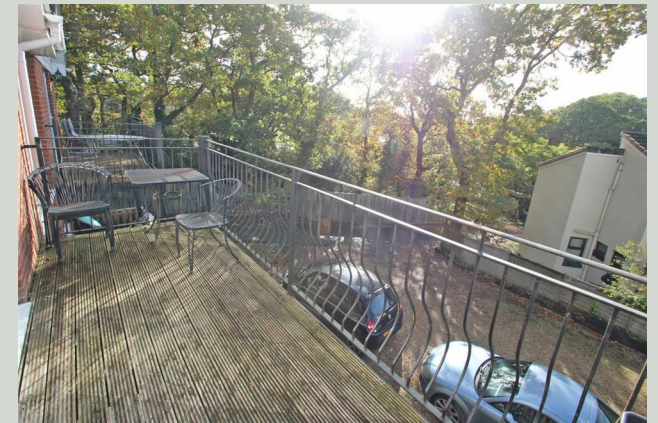
Occupancy: tbc

Council tax band "B"

EPC: "C"



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nearby beach and Creek





TOTAL FLOOR AREA: 502 sq.ft. (46.6 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

# W | Williams

SALES & LETTINGS

Williams Estate Agents  
 41 High Street  
 Wootton Bridge  
 Isle Of Wight  
 PO33 4LU

01983 883333  
 sales@williamsisleofwight.co.uk  
 www.williamsisleofwight.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements