



## 9, THE HAVENS MAIN ROAD HAVENSTREET, PO33 4AE

£225,000  
LEASEHOLD

CHAIN FREE.. A recently converted 2 bedroom, 1st floor apartment within a beautiful character building, located in the heart of the quaint village of Havenstreet. This lovely modern property offers easy low maintenance living, parking and small communal outdoor space.

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## 9, THE HAVENS MAIN ROAD

- Beautiful 2 bedroom apartment
- Offered Chain Free
- Allocated Parking
- Stunning period building

### Hallway

Storage cupboard housing gas and electric meters. Radiator

### Kitchen / Lounge / Diner 17'8" x 18'8"

Dual aspect double glazed windows. Range of modern wall and floor units. Stainless steel basin and drainer. Gas Hob with extractor over. Built in oven and microwave over. Built in fridge/freezer, slimline dishwasher, washing machine. Radiator

### Bedroom 1 8'10" x 13'5" (max)

Double glazed window to rear. Radiator. Built in wardrobe.

### Bedroom 2 10'5" (min)x 9'10" (max)

Double glazed window to side. Radiator. Built in wardrobe.

### Bathroom

Bath with shower over. Extractor. Toilet. Basin. Towel Rail

### Outside

Allocated parking. Small communal grounds and bike store, bin store.

### Additional information

Leasehold - remainder of 125 years from 2021. Ground Rent: £250. Service charges for this last year were £1525 (paid in April)





GROUND FLOOR



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			
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(21-38) F			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

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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