



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

£205,000  
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.

W | Williams  
SALES & LETTINGS

## 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.  
Made with Metropix ©2024



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