



## 13 SPRINGFIELD COURT SPRINGVALE ROAD SEAVIEW, PO34 5AT

£475,000  
LEASEHOLD

A stunning penthouse apartment located on Springvale Road in Seaview. This beautifully presented property boasts 2 bedrooms and 2 bathrooms and offers a comfortable and spacious living space. Built in 2004, this apartment features a unique wrap-around balcony that provides breathtaking views of the Solent and beyond. Not only does this property offer a luxurious living space, but it also comes with access to fabulous grounds that include a swimming pool and tennis court.

**W | Williams**  
SALES & LETTINGS

# 13 SPRINGFIELD COURT

- 2 bedroom PENTHOUSE APARTMENT
- Breathtaking Solent views
- Wrap around balcony
- Communal swimming pool and tennis court
- Private gated entrance
- Short walk to the beach



The accommodation with approximate measurements co

## Ground floor

Communal entrance, with stairs and a lift to all floors.

## Door to:

## Entrance hallway

Cupboard with storage space. Study area. Two Velux windows. Large walk in airing cupboard with wall hung Vaillant boiler and pressurised hot water cylinder. Doors to

## Lounge 23'4" x 14'5"

Two Velux windows. Two sets of French doors leading to the wrap around balcony which has beautiful views of The Solent. Two radiators.

## Kitchen / Diner 14'1" x 10'2"

Fully fitted with matching wall, base and drawer units. Under counter lighting. Integrated fridge / freezer, dishwasher and washing machine. Radiator. French doors to wrap around balcony with superb views of The Solent and beyond.

## Shower room 6'7" x 6'9"

Corner shower. Low level WC. Hand basin set within vanity storage. Heated towel rail. Large fitted mirror.

## Bedroom 10'4" x 10'2"

Fitted wardrobes and chest of drawers. Radiator. Two Velux windows.

## Master bedroom 16'0" x 9'10", 226'4"

Fitted wardrobes with over head matching storage and chest of drawers. Two Radiators. French doors to wrap around balcony. Velux window. Door to:

## En-suite 5'10" x 8'7"

Bath with shower mixer attachment. Low level WC. Hand basin with vanity storage. Heated towel rail. Part tiled. Fitted large mirror

## Outside

Secure gated entrance and private drive leading to Springfield Court. Extensive manicured gardens with mature trees, shrubs and plants. Communal swimming pool ( heated May -September) and tennis court.

Parking: En bloc garage and allocated parking space "L" . Visitors parking area.

THE BEACH IS MINUTES WALK FROM THE APARTMENT.

## Additional information

Tenure: Leasehold 999 years from 4/11/ 2004

Every property owner ( 20 in total ) has one share in the management company that owns the Freehold.

Service charge: £5097 p.a. ( please note there is a very healthy reserve fund )

AST's allowed... Holiday lettings permitted ( up to

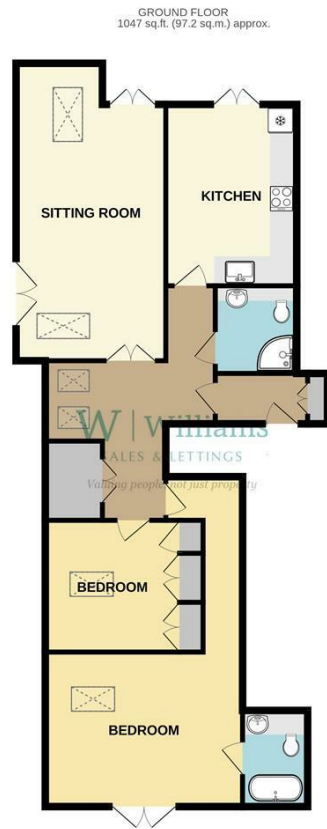
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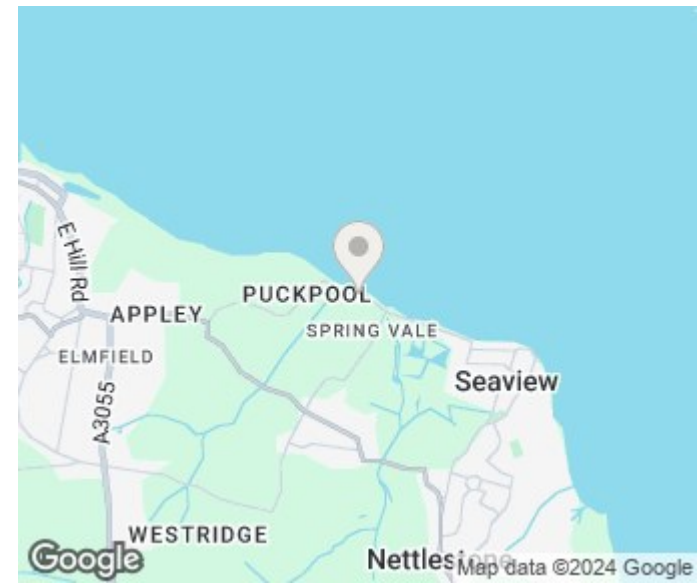
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TOTAL FLOOR AREA: 1047 sq.ft. (97.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC	81	England & Wales
		81	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