



Instinct Guides You



Freshwater, Buxton Road, Wyke Regis Guide Price £230,000

- Two Double Bedrooms
- Beautifully Presented
- Access Onto Patio Area
- Allocated Parking
- En Suite
- Sought After Location
- Good Transport Links
- Great Local Walks
- Large Communal Gardens
- Short Walk To Wyke Village



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

WilsonTominey Ltd
15 Westham Rd.
DT4 8NS

T 01305 775500
E sales@wilsontominey.co.uk
W www.wilsontominey.co.uk



A BEAUTIFULLY PRESENTED, CONTEMPORARY TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT with ACCESS ONTO A PATIO situated in WYKE REGIS. The property features COMMUNAL GARDENS an EN SUITE and PARKING as well as being in close proximity to local AMENITIES and TRANSPORT LINKS.

Stepping into this property you gain a good feeling of space with a generous entrance hall leading to all living accommodation with a large airing cupboard housing plumbing for washing machine and storage plus video entrance security system and doors to all rooms. The living room is an exceptional size offering plenty of space for furniture with double french doors leading out onto the patio area. An opening leads into the modern fitted high gloss kitchen with plenty of storage also comprising a built in dishwasher, fridge freezer, double oven and hob. The kitchen is finished with wood effect work surfaces, gloss white contemporary units and completed with plinth lighting.

The main bedroom is an exceptional double with large fitted wardrobe and en suite situated to the front of the apartment overlooking the gardens. The second bedroom is again a comfortable double with ample floorspace for freestanding bedroom furniture and a large bed.

The family bathroom is finished to a high contemporary standard with black and beige tiling and a modern style bathtub as well as wash hand basin and toilet.

To the outside of the property is one allocated parking space and a generous sized lawned communal gardens enjoying the afternoon and evening sun.

Room Dimensions

Entrance Hallway

Lounge/Diner 16'4" x 13'5" (5m x 4.1m)

Kitchen 9'6" x 7'2" (2.9m x 2.2m)

Family Bathroom

Bedroom One 13'5" x 13'5" (4.1m x 4.1m)

En Suite

Bedroom Two 12'9" x 9'6" (3.9m x 2.9m)

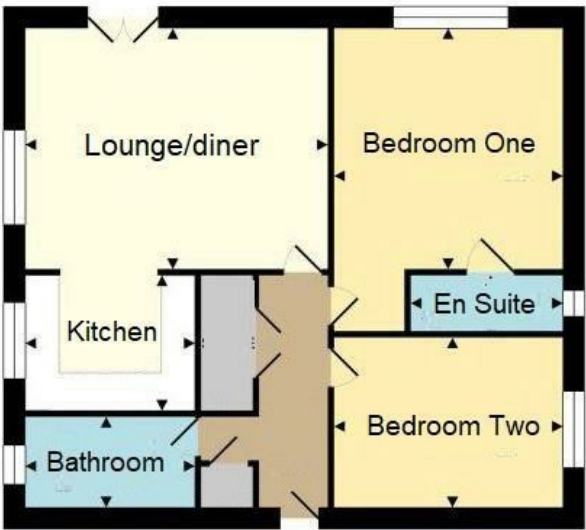
Lease & Maintenance Information

The vendor informs us this property has a 125 year lease which commenced in 2014, a 1/10th share of the freehold, the service charge is £991.07 p.a paid twice yearly, ground rent is £200 per annum, no pets are allowed. The property can be let on a shorthold tenancy basis but not for holiday lets.

We recommend these details are checked by your solicitor before any costs are made.

Agents Note

Please note that the patio area in front of the apartment is not privately owned; it is used by the property as part of the communal grounds.



| 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 ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. * For double glazing and gas radiator heating, it is where specified.