



MARVINS
ESTATE AGENTS



FLAT 5 GRANVILLE COURT THE BROADWAY, TOTLAND BAY, PO39 0AU

GUIDE PRICE £125,000

Top floor apartment with views over the Solent and towards Tennyson Down, 1/4 mile to beach with local amenities opposite. Attic room with Velux window. Totland Schools, Churches, Totland beach, waterfront café and bar/restaurant are all within a few hundred yards offering a truly idyllic location. Coastal footpaths & Freshwater Golf Club are all close by as is Freshwater Village with all the amenities including shops, supermarket, café's, schools, leisure centre, health centre and library. Ideal for a first time buyer or holiday home/let.

COWES OFFICE

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LIVING ROOM

15'0" x 13'11" plus 6'0" x 6'11" average (4.57 x 4.24 plus 1.83 x 2.11 average)

L-shaped room. Feature fireplace. West and northerly facing windows.

STUDY AREA

7'0" x 4'5" approx (2.13 x 1.35 approx)

Velux window. Built in cupboard.

KITCHEN

12'11" x 7'4" (3.94 x 2.24)

Range of wall and base units with fitted hob and oven.

Stainless steel sink unit. Gas water heater.

BEDROOM

12'6" x 10'6" (3.81 x 3.20)

Two windows.

BOX ROOM

7'1" x 4'5" (2.16 x 1.35)

BATHROOM

Three piece suite including WC, sink and bath with shower over.

ATTIC ROOM

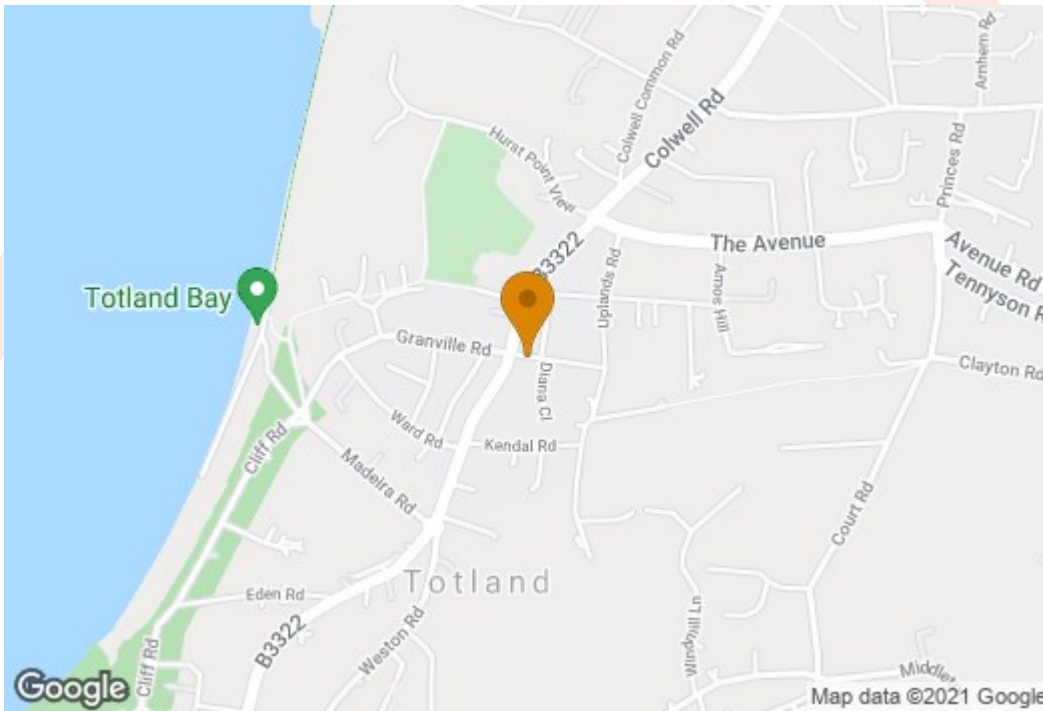
Velux window.

COMMUNAL GARDEN

TENURE

Tenure is Leasehold with a share of the Freehold, the original lease term was 999yrs. Ground rent £50p.a / Service Charge £100p.a.

Second Floor
Approx. 690.7 sq. feet



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	57
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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	56	57
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		

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