

SPENCE WILLARD



Flat 4 Vectis House, Ward Road, Totland Bay, Isle of Wight

*A chain free two bedroom first floor flat within 5 minutes walk of seafront at Totland Bay,
Allocated parking included.*

VIEWING

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This well proportioned flat is being sold with no onward chain and has the added benefit of allocated parking. Converted in the mid eighties and having the remainder of a 999 year lease from 1984, the apartment makes a good permanent or holiday home and long term letting is permitted, (no holiday letting allowed). On entering from the ground floor, you take communal stairs to first floor landing and enter the flat. The accommodation comprises a substantial living and dining room space with a window seat, a separate kitchen , two double bedrooms and a bathroom. Outside there is a brick built store and use of communal rear garden. There is a gated access to and from the allocated parking.

LOCATION

The seafront at Totland Bay is a 5-6 minute stroll away and there is a good mix of period homes and more modern properties. There are a few local shops and the nearby village centre at Freshwater is less than a 5 minute drive away and includes well known supermarket brands, a sports centre with indoor pool,a heath centre and a library, There is also a good selection of eateries and take-aways available. and the nearest regular ferry crossing to and from mainland UK via Lymington, is a 5-6 minute drive away at Yarmouth and is for foot passengers and vehicles.

COMMUNAL LANDING

Stairs to and from ground floor. Door into:

HALL

A good size L-shaped hall with doors off to:

LIVING/DINING ROOM

18'6" x 12'7"

A suprisingly substantial space with plenty of room for table and chairs and three piece suite etc. There is a bay window to the front with a window seat and some built-in shelving.

KITCHEN

10'7" x 10'4"

A generous range of floor and wall mounted kitchen units with worksurface over and inset sink and drainer. Inset electric hob with oven under and cooker hood over. Space and plumbing for washing machine and space for upright fridge/freezer. Window to the rear.

BEDROOM 1

13'3" x 10'9" narrowing to 9'6"

A double room with dual aspect windows.

BEDROOM 2

11'1" max x 10'2"

Another double bedroom with dual aspect windows.

BATHROOM

7'1" x 5'6"

Comprising a bath with shower over, a WC and wash hand basin. Obscured window to the side.

OUTSIDE

Moving outside, there is a communal drying area and small garden enclosed by fencing with gated access to an allocated parking space. The flat also comes with its own dedicated lockable brick built store ideal for bikes etc.

COUNCIL TAX BAND

B

EPC RATING

D

TENURE

Leasehold

Term: 999 years from 04/01/1984

Ground Rent: £20 per annum

Service Charge: Currently £75 per month (£900 per year)

POSTCODE

PO39 0BB

VIEWING

Strictly by appointment with the selling agent Spence Willard.



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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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