

SPENCE WILLARD



Apartment 9, Oak Grange, Totland Bay, Isle of Wight

A purpose built first floor two double bedroomed apartment with open plan kitchen, living room and allocated parking within a short walk from Totland Bay seafront and the village of Freshwater.

VIEWING

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Part of small complex of modern apartments, this first floor chain free two bedroomed apartment offers, an open plan kitchen/dining room, with some integral appliances, a generous living room, two double bedrooms with master benefiting from ensuite facilities and a separate bathroom. The property is accessed via a lift or stairs from main lobby and there is a door entry system already in place. As this is part of a modern built block of purpose built apartments the property also features good levels of insulation, double glazing throughout and is warmed by gas central heating. There is also an allocated parking space.

LOCATION

The apartment block is located within a few minutes stroll of seafront at Totland Bay and Colwell Bay. There is a handful of local shops with the main shopping centre and amenities situated in Freshwater village some 2-3 minute drive away offering a good mix of bespoke shops and well known branded supermarkets, a range of eateries, a health centre, a sports centre with indoor heated pool and a library. The nearest ferry to and from mainland UK via Lymington can be found at the nearby harbour town of Yarmouth just a 5-6 minute drive away and offering a regular service for both foot and vehicle passengers alike. Local links across the Island are also nearby.

COMMUNAL ENTRANCE

Door entry system with access into main lobby with stairs and lift to all floors.

HALL

With a very useful large, built in storage cupboard with coat hooks and wall mounted Vaillant gas central heating and hot water boiler.

KITCHEN/DINING AREA

4.117m x 2.060m (13'6" x 6'9")

Fitted with a modern fully equipped kitchen comprising floor and wall mounted cupboards and a selection of drawers finished with a roll top work surface over and stainless steel sink. Integrated appliances include a fridge/freezer, a washing machine, an electric oven and gas hob with extractor hood over. There is also space for a table and chairs. Open plan to:

LIVING ROOM AREA

4.70m x 3.68m (15'5" x 12'0")

A light and airy spacious room with dormer window to the rear and room for three-piece suite etc.

BEDROOM 1

3.547 x 3.429 (11'8" x 11'3")

A good sized double room with open bay overlooking rear garden. Door to:

ENSUITE

With tiled shower recess and glass bi-fold door, pedestal wash basin, WC and heated towel ladder.

BEDROOM 2

3.429 x 2.528 (11'2" x 8'3")

Another double bedroom with dormer window to rear and part sloping ceilings.

BATHROOM

Fitted with a modern white suite consisting of a bath with glass shower screen, pedestal wash basin, WC and heated towel ladder.

OUTSIDE

Oak Grange is approached via a driveway off Uplands Road into a communal car parking area with an allocated parking space for each apartment,. There is an additional concealed bin store and seperate bike rack.

TENURE

Share of Freehold

No Ground Rent Payable

Original Lease remainder of 125 Years from 25/12/2005

Service Charge for 2024 is £89 Per Month and covers general maintenance of communal areas and building insurance

No Holiday Letting Allowed.

COUNCIL TAX BAND

A

EPC RATING

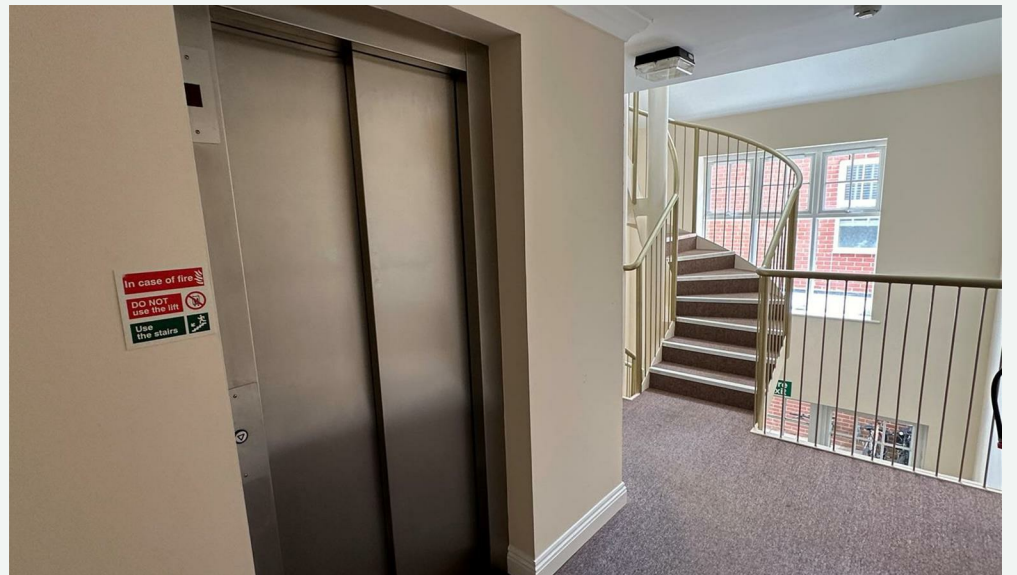
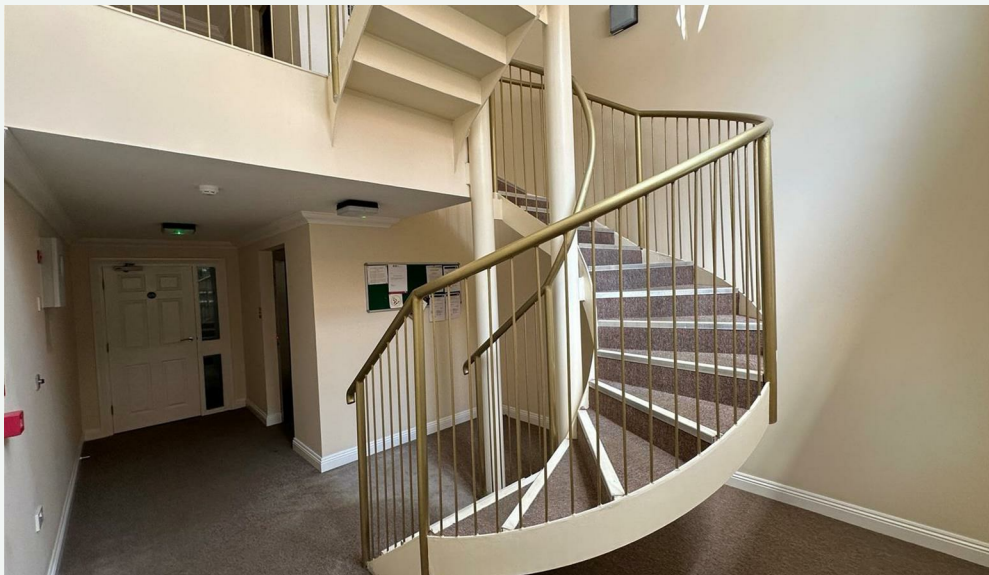
TBC

VIEWINGS

Strictly by appointment with the selling agent Spence Willard.







Apartment 9 Oak Grange



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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