

SPENCE WILLARD



Flat 4, Brooklands Queens Road, Freshwater, Isle of Wight, PO40 9FQ

A modern purpose built and chain-free first floor apartment with two double bedrooms with master ensuite, and allocated parking located in the heart of Freshwater Village

VIEWING

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A chain-free first floor purpose built apartment located in the heart of Freshwater Village offering a master bedroom with ensuite shower facilities, a second double bedroom, a bathroom, plus a kitchen and living/dining room with "juliett" style balcony and views over the village to watch the world go by from. The flat also comes with its own allocated parking space in rear carpark on blockpaved area.

LOCATION

Brooklands was built around 15 years ago by a local developer and is within a minute or so's walk from the shops and amenities of Freshwater village including a sports centre with pool, a health centre, a library and a good mix of local bespoke shops and eateries and some well known branded supermarkets. There is also a village pub and the local seafronts of Colwell and Totland Bays are a few minutes walk away or a couple of minutes or so by car. The nearest ferry crossing can be found a 6-7 minute drive away in Yarmouth offering regular crossings via Lymington to and from mainland for both foot and vehicle passengers alike.

COMMUNAL LANDING

Accessed from Queens Road with internal stairs to first floor with door into:

ENTRANCE HALL

A good size hall with built-in storage cupboard, wall mounted door entry system, loft access and doors off to:

LIVING ROOM

15'6" narrowing to 12'2" x 13'11"

A light space with sliding door to Juliett balcony and additional window to the front. There is space for a table and chairs and a suite. Opening to:

KITCHEN

12'2" x 6'0"

A range of wall and floor mounted kitchen units with worksurfaces over, an inset sink and drainer, a gas hob with electric oven/grill under and extractor over. There is space and plumbing for a washing machine and space for an upright fridge/freezer, (current white goods are available by separate negotiation.)

MASTER BEDROOM

15'3" x 11'7"

A generous double bedroom with dual aspect windows to front and side plus door into:

ENSUITE

5'8" x 4'8"

Comprising a shower cubicle, a wash hand basin and a WC . There is an obscure window to the side and a brand new wall mounted gas combination boiler installed August 2024.

BEDROOM TWO

11'8" x 8'8"

Another double room with window to the front.

BATHROOM

6'11" x 5'8"

Comprising a panelled bath, a pedestal wash hand basin and WC. There is an obscure window to the rear.

ALLOCATED PARKING

There is an allocated space located in rear carpark accessed from Brookside Road.

TENURE

LEASEHOLD

125 YEAR LEASE FROM APRIL 2008

SERVICE CHARGE £780 per annum

GROUND RENT.....£100 per annum

COUNCIL TAX BAND

B

EPC RATING

C

VIEWING

Strictly by appointment only via Spence Willard Estate Agents in Freshwater





Flat 4 Brooklands



En-suite

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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