

SPENCE WILLARD



Flat1, Brooklands Queens Road, Freshwater, PO40 9FQ

A modern, chain-free, ground floor apartment offering master bedroom with ensuite shower room, a second double bedroom, a living room/dining area, a fitted kitchen and a separate bathroom plus a garden with raised decked area and allocated parking. Central village location.

VIEWING

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A chain-free Ground 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 sliding door to raised decked area overlooking the garden. The flat also comes with its own allocated parking space in rear carpark accessed from Brookside Road.

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 ENTRANCE

Accessed from Queens Road and own door into:

HALL

A good size hall with built-in storage cupboard and doors off to:

KITCHEN

12'2" x 6'0"

A range of floor and wall 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. Internal opening into:

LIVING ROOM

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

A light and airy reception room with space for seating and a table and chairs. There is a window to the front and a glazed sliding door onto private decked area with access to the garden ideal for sunny evenings for "al-fresco" dining or just watching the world go by.

BEDROOM ONE

15'3" x 11'7"

A generous double bedroom with dual aspect windows and internal door to:

ENSUITE SHOWER ROOM

5'8" x 4'8"

Comprising a obscure window to side, an enclosed shower, WC and wash hand basin. There is also a wall mounted gas boiler for hot water and central heating .

BEDROOM TWO

11'8" x 8'8"

Another double/twin room with window to the front.

BATHROOM

6'11" x 5'8"

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

OUTSIDE

To the front there is a good size garden with side gate to and from Queens Road and with access to raised decking, which has storage underneath. The garden is on the Legal Title for Flat 1 and the lawn is currently mown as part of the service charge. There is pedestrian access from Queens Road via main communal entrance and the allocated parking space in rear carpark is the first one on the right, (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

B

VIEWING

Strictly by appointment only via Spence Willard in Freshwater.



Flat 1 Brooklands



GROUND FLOOR

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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