

SPENCE WILLARD



2, Tennyson Court Avenue Road, Freshwater, Isle of Wight, PO40 9UU

# *A two bedroomed first floor flat with parking in the heart of Freshwater Village close to shops and amenities.*

VIEWING

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A good sized two bedroom first floor flat with parking located in the heart of Freshwater Village. From the off road parking from Tennyson Road, you enter the hall to the two first floor properties including number 2. On entering the hall from communal landing, you will find two storage cupboards, loft access and internal doors to the kitchen/breakfast room, lounge/diner, two bedrooms and a bathroom. The water and heating is provided by a wall mounted gas combination boiler.

## **LOCATION**

Tennyson Court is made up of three flats and a retail area previously used as an estate agents over recent years. The location is very handy for local shops and amenities and the popular seafronts of Colwell Bay, Totland Bay and Freshwater Bay are all nearby. There are good road and bus links across the Island and the nearest Ferry to and from mainland UK is a 5-6 minute drive away at Yarmouth offering regular crossings throughout the day.

## **ENTRANCE HALL**

An I-shaped hall with two built-in storage cupboards, loft access and doors off to:

## **LOUNGE/DINER**

18'7" x 10'6"

A good sized lounge/diner with space for a three-piece suite and a table and chairs. Window to rear.

## **KITCHEN/BREAKFAST ROOM**

11'9" x 9'3"

A good range of floor and wall mounted kitchen units with ample worksurfaces. There is an inset hob with cooker hood over and oven/grill under, an inset one and a half sink with drainer and space and plumbing for a washing machine. A window looks over the front entrance and parking area.

**BEDROOM ONE**

10'7" x 9'3"

A double bedroom with built-in double wardrobe and window to rear.

**BEDROOM TWO**

10'6" x 8'3"

A smaller double room also with a window to front.

**BATHROOM**

Comprising a panel bath with shower attachment over, a WC and a wash hand basin. There is an obscure window to the side.

**OUTSIDE**

Moving outside there is a communal entrance for two apartments including this one with access to own parking area.

**TENURE**

Leasehold with remainder of original 249 years term started in June 1980

Service Charge circa £150 per annum

Ground Rent £25 per annum

**COUNCIL TAX BAND**

B

**EPC RATING**

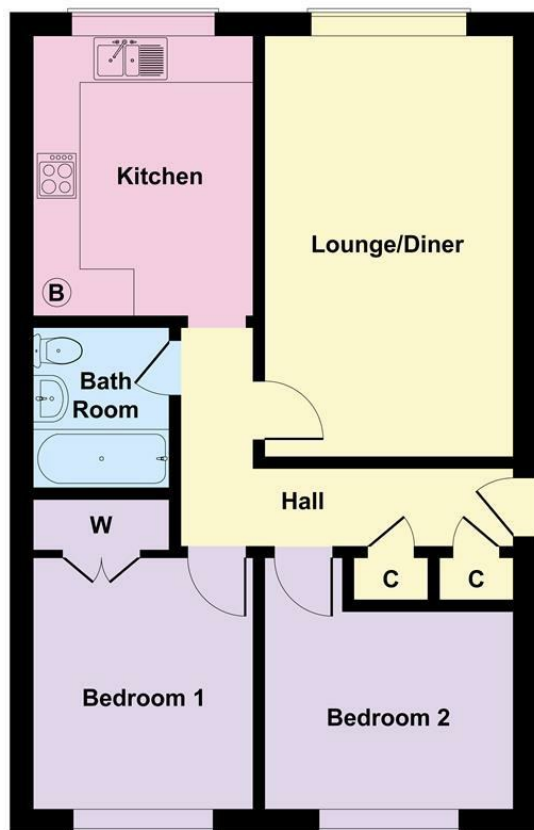
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**VIEWING**

Strictly by appointment only via Spence Willard estate agents in Freshwater.



## 2, Tennyson Court



### FIRST 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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