

SPENCE WILLARD



2 Gordon House, Yarmouth, Isle of Wight

A lovely one-bedroom flat which underwent a major refurbishment programme over recent years to a high standard in an exclusive part of Yarmouth, a few metres from The Solent & Royal Solent Yacht Club.

VIEWING

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2 Gordon House is a perfect second home/investment or home for those looking to live in the centre of this sought after historic town. It is now being presented to the market with vacant possession and chain free. Situated on the first floor of Gordon House located about a minutes' walk from the centre of Yarmouth. Flat 2 has modern double glazing, a quality kitchen, ceiling insulation, a working fireplace with stunning stripped & varnished floor boards.

Yarmouth is an historic and picturesque town with excellent sailing facilities and a good range of pubs and restaurants. It is surrounded by countryside of outstanding natural beauty including the unspoilt Yar Estuary. It has a regular ferry service to Lymington and fast train connections to many destinations. Two ferry companies serve the town from Lymington, one of which is an all-weather pedestrian ferry.

ACCOMMODATION

Front door to communal entrance hall and stairs to front door.

HALLWAY

Providing access to the bedroom, sitting room and bathroom. Entry point video access system. Stripped pine floors.

SITTING/DINING ROOM

A spacious West and South facing double aspect room with stripped pine flooring and a feature working fire place. A good-sized dining area at one end. Access to:

KITCHEN

A new kitchen finished to a high standard with AEG 4 gas hob, oven underneath and extractor hood above. Cupboard with Vaillant boiler. A good range of wall and base units with a solid oak work surface. Stainless steel sinks with drainer to the side and mixer tap. Integrated fridge and freezer and Baumatic dishwasher.

BEDROOM

A good-sized South facing bedroom with large built-in cupboards.

Stripped pine floor boards throughout.

BATHROOM

West facing with a new white suite comprising of a Roca w/c, Roca bidet, square shower/bath with mixer shower above. Wash hand basin. Good sized airing cupboard with shelving above, space and plumbing for a washing machine.

TENURE

Leasehold interest of 125 years from 1 January 1999.

Landlord is Gordon House Management Ltd and Rosemary Lee.

Service Charge £540 per annum

Ground Rent £35 per annum

EPC RATING C.

COUNCIL TAX - Band A

POSTCODE PO41 0QB

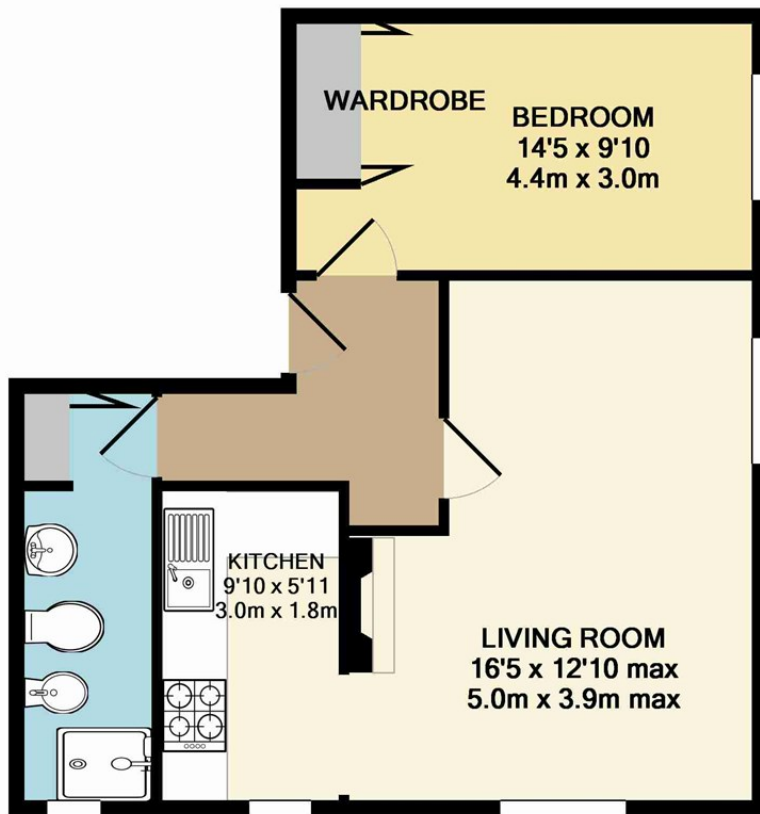
PARKING Parking is on street permit parking. Permits are obtained from Isle of Wight Council. Two permits may be issued per household. Permits will be issued for a 12-month period from the date of issue.

The permit will allow parking within the designated bays of the relevant parking zone. These bays are denoted by signage with the name of the zone stated. The permit cannot be used outside of the relevant parking zone.

VIEWINGS

All viewing will be strictly by prior arrangement with the sole selling agents.





TOTAL APPROX. FLOOR AREA 465 SQ.FT. (43.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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