



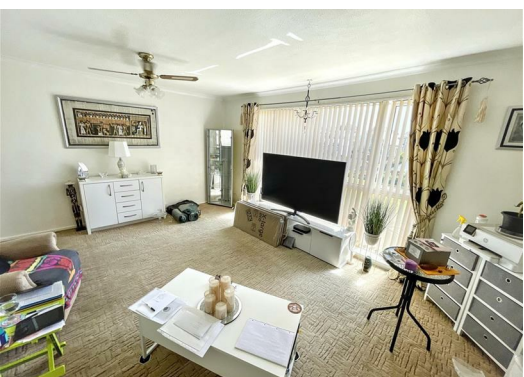
## 1 Spring Hill Court, Ventnor, PO38 1PD Offers in excess of £150,000

Well-Presented Two Bedroom Apartment Close to Ventnor Town Centre

Situated in a convenient and sought-after location within easy reach of Ventnor town centre, seafront, and local amenities, this well-proportioned two-bedroom apartment offers comfortable and practical accommodation throughout. With a generous lounge/diner, separate fitted kitchen, and two bedrooms, the property would make an ideal first-time purchase, holiday home, investment opportunity, or downsizing option.

The accommodation comprises a welcoming entrance hall providing access to all principal rooms, a bright and spacious lounge/diner measuring over 16ft in length, a separate fitted kitchen with ample storage and worktop space, two bedrooms including a generous double principal bedroom, and a modern shower room.

The apartment benefits from a well-balanced layout, good natural light, and an attractive position within this established residential development. Ventnor's charming coastal attractions, shops, cafés, restaurants, and transport links are all within easy reach.

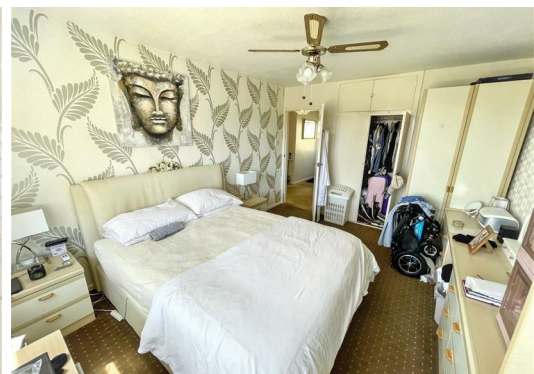
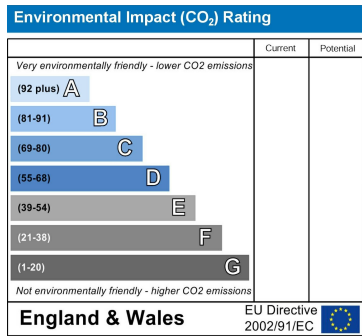
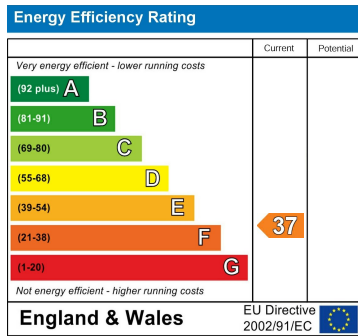


**Disclaimer**

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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**Leasehold Information**

145 years remaining on the lease  
 Ground rent: £20 per annum  
 Ground rent £10 rising to £45 per lease  
 Maintenance charge: £900 per annum  
 This information is provided by the vendor and should be verified during the conveyancing process.



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