SPENCE WILLARD

2 Grange Gardens, Bembridge, Isle of Wight, PO35 5SR

An immaculate two bedroom apartment with balcony, garage and off-road parking in a peaceful and private setting with communal gardens.

VIEWING
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Grange Gardens is development of modern flats and houses, constructed in approximately 1986 with communal gardens wrapping around. Grange Gardens is set in a quiet location ideal for those wishing to enjoy what Bembridge has to offer, an ideal permanent or holiday home or for those wishing to buy for a holiday letting investment.

Grange Gardens is ideally situated on quiet road a short walk to Bembridge Primary School, the village centre and the coastal paths of Bembridge are also nearby. Bembridge village centre has a butcher, florist, bakery, delicatessen, fishmonger and farm shop in addition to several cafes and restaurants all within easy access. The harbour also has two sailing clubs and there are numerous beaches while the Fast Cat, providing high-speed passenger links to Portsmouth, is located in Ryde approximately 7 miles away.

Accommodation
Entrance Hall
Private entrance at ground floor with uPVC glazed door with side lights and space for hanging coats, carpeted stairs rise to the first floor apartment.

Hallway
Hallway with loft access and a utility cupboard.

Kitchen
A modern kitchen with a full range of under-counter and wall-mounted shaker style storage units, incorporating a 1.5 bowl ceramic sink with mixer tap over, a 4 ring gas hob with extractor over, inegrated oven and space and plumbing for a fridge, washing machine or dishwasher. Wipe clean red splash backs and a small breakfast bar area.

Sitting Room
An excellent well proportioned living area with sliding doors onto a balcony.

Bedroom 1

With a full range of built-in wardrobe storage and vanity unit. uPVC window overlooking the communal gardens.

Bedroom 2
A good sized double bedroom.

Showeroom
A modern white suite with tiled walls, ahower, vanity unit wash basin, heated towel rail, bidet and W.C.

Outside
Communal gardens surround the development with various pine trees and mature hedging. A balcony extends off the property with a southerly aspect and there is a garaging allocated in addition to several unallocated parking bays.

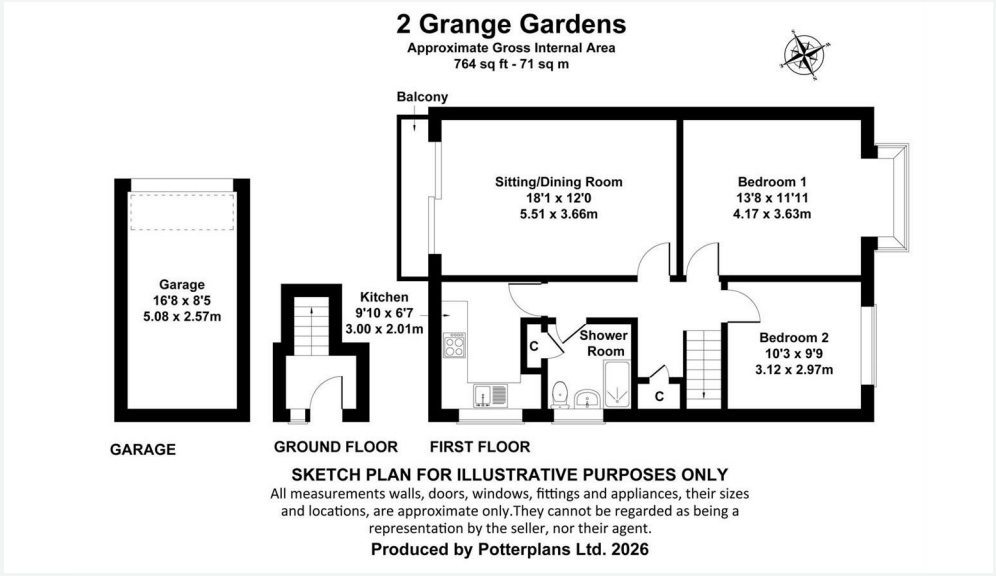
Services
Mains electricity water and drainage, heating is provided by a gas fired combination boiler and delivered via radiators.

Tenure
Leasehold with the balance of a 99 year lease commencing in 1986 and approx £100pa ground rent Communcal areas and buildings insurance is organised via a managing agent with a service chage of £1,175pa.

Miscellaneous
£940 pa service charge which includes external painting, gardening and building insurance. £100 per year management fee.

Post Code: PO35 5SR
EPC Rating: C
Council Tax: Band C

Viewings: All viewings will be strictly by prior arrangement with the sole selling agents, Spence Willard.



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