

SPENCE WILLARD



7 Ruddington Court Orchard Close, Freshwater, Isle of Wight, PO40 9FP

A chain-free two bedroom first floor flat with parking and own garden on fringes of Freshwater village.

VIEWING

FRESHWATER@SPENCEWILLARD.CO.UK 01983 756575 WWW.SPENCEWILLARD.CO.UK



A modern first floor flat offering two double bedrooms, a bathroom, a kitchen and a living room. Moving outside the flat has its own allocated parking space on a block paved driveway and it also comes with a recently re-fenced and gated garden area to the front rather than typical communal gardens with a lot of similar flats.

The flat is being offered for sale with "Share of Freehold" with original lease of 99 years having been extended by the current owners to 199 years in 2025. With no onward chain, making the flat even more desirable, this would make a great holiday home or permanent home as desired.

LOCATION

Orchard Close is a small cul-de-sac accessed from Hooke Hill in Freshwater and is a mix of older properties and newer built small developments of houses and flats. Ruddington Court was built late 1900's -early 2000's by well reputed local developer, Westwight Developments. The village shopping centre is close by with a good mix of well known supermarket outlets, bespoke shops and eateries. There is also a health centre, sports centre with indoor swimming pool and

ENTRANCE

Private entrance into hall with stairs to:

LANDING

Built-in airing cupboard .Doors off to:

LIVING ROOM

13'9" x 10'1"

A good sized living space with room for table and chairs and three piece suite etc. Window overlooking rear and access into:

KITCHEN

8'9" x 5'8"

A good range of wall and floor mounted kitchen units with ample work surface areas over. Inset sink and drainer with mixer tap over. There is an inset gas hob with electric oven/grill under and cooker hood over, space and plumbing for a washing machine and space for undercounter fridge. Window to rear.

BEDROOM ONE

12'7" x 9'10"

A generous double bedroom with window to front and walk-in storage cupboard/wardrobe.

BEDROOM TWO

8'6" x 8'5"

Another smaller double bedroom with window to the side and built-in double wardrobe.

BATHROOM

Comprising a matching suite of a panel bath with shower attachment over, a WC and a pedestal wash hand basin. There is also a heated wall mounted towel ladder and an extractor fan.

OUTSIDE

The parking area is clearly marked and an allocated space can be found on block paved drive. The flat also offers a private, fenced and gated garden to the front belonging to and for the sole use of Flat 7.

TENURE

Share of Freehold

Lease Information

199 Years from 1st January 2008, (extended from original 99 years).

Service charge is currently £30 per month and includes share of insurance

COUNCIL TAX BAND

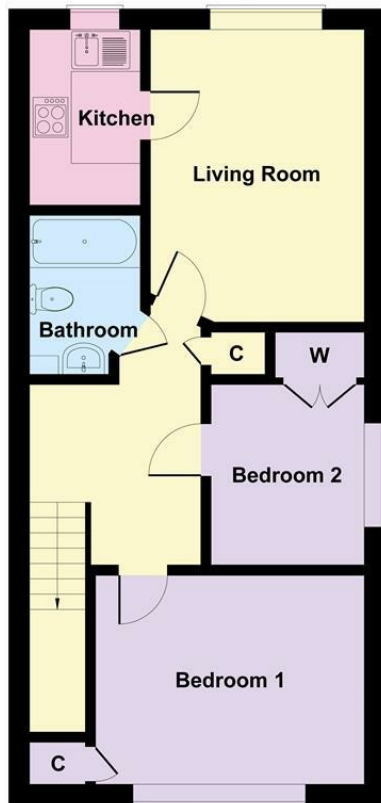
A

VIEWING

Strictly by appointment only via Spence Willard Estate Agents in Freshwater



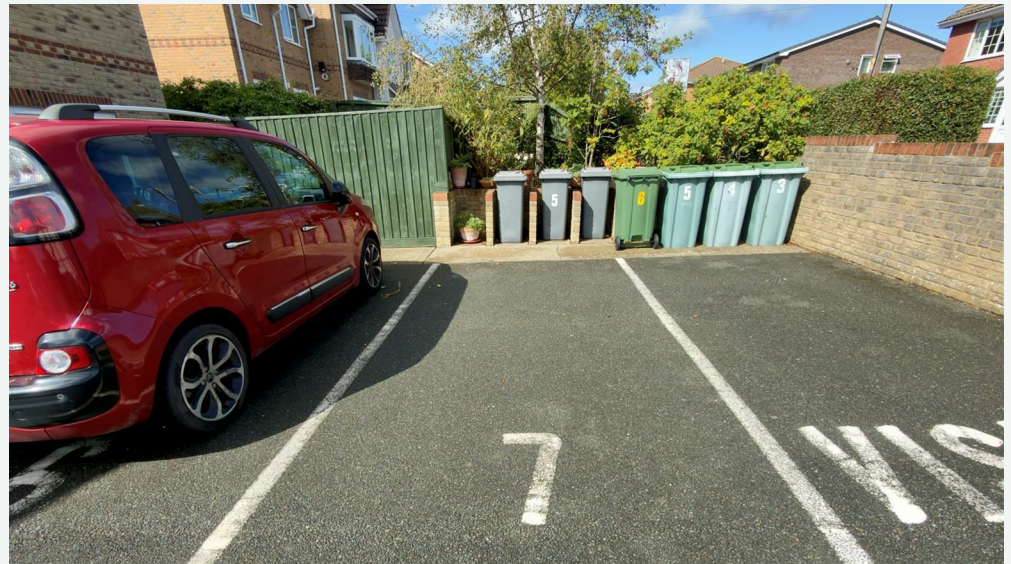
Flat 7, Ruddington Court



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.

Produced by Potterplans Ltd. 2026



SPENCEWILLARD.CO.UK

IMPORTANT NOTICE 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Spence Willard in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Spence Willard nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). **2. Photos etc:** The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. **3. Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. **4. VAT:** The VAT position relating to the property may change without notice.