



75% Shared Ownership £135,000

53 Green Meadows Colwell Road, Freshwater, Isle of Wight, PO40 9GG





An opportunity to purchase a 75% share for this over 55's two bedroom second floor assisted living apartment with sea and coastal views.

Nestled on Colwell Road in the charming village of Freshwater, this delightful second-floor flat offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for those seeking a peaceful retreat by the sea. The flat features a spacious reception room that invites natural light, creating a warm and welcoming atmosphere.

One of the standout features of this apartment is the lovely sea views, which can be enjoyed from the comfort of your own home. The property is designed for assisted living, complete with a lift facility, ensuring easy access for all residents. Additionally, the flat includes a well-appointed wet room and kitchen catering to all your needs.

Residents will appreciate the communal amenities, including a lounge and a games/meeting room, perfect for socialising with neighbours or enjoying leisure activities. There is also the option of social activities which are advertised within the entrance hallway. The communal gardens provide a serene outdoor space to relax and unwind, while residents' parking ensures that you have a place for your vehicle.

This property is offered chain-free, making it an excellent opportunity for those looking to move in without delay. Whether you are seeking a permanent residence or a holiday retreat, this flat on Colwell Road is a wonderful choice for anyone looking to embrace the coastal lifestyle in Freshwater.

Located on the outskirts of Freshwater, Green Meadows benefits from convenient access to the main bus route connecting Freshwater, Totland, and Yarmouth. Colwell Bay beach is just half a mile away, while Freshwater village centre, with its selection of shops, services, and amenities, is approximately one mile away.



Hallway

13'1" x 9'9"

Lounge/ Kitchen/ Diner

26'1" x 11'1"

Bedroom 1

17'10" x 9'5"

Bedroom 2

11'6" x 7'10"

Wet Room

9'5" x 7'3"

Parking

There is residents parking located at the front of the property. There is also residents charging for mobility scooters

Outside

Communal gardens with ample seating areas

Tenure

Leasehold

Additional Information

Leasehold - 122 years remaining

Ground rent, including maintenance = £406.47 Paid Monthly

Well being charge = £ 234. Paid Monthly

Council tax £150 Paid Monthly

Council Tax

Band B

Services

Mains water, drainage, gas and electric

Agents Notes

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fitments, or any other fixtures not expressly included, are part of the property offered for sale.



Ground Floor



| Energy Efficiency Rating | | Current | Potential |
|------------------------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs (92 plus) A | | | |
| (81-91) B | | 83 | 83 |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

34 York Avenue, East Cowes, Isle of Wight, PO32 6RU
Phone: 01983 281010
Email: eastcowes@wright-iw.co.uk

wright
estate agency