

Fenwicks are pleased to offer for sale this very well presented second floor apartment, benefiting from a balcony with sea glimpses. The property is situated within a short walking distance of Stokes Bay seafront and, in our opinion, offers well-proportioned accommodation including a lounge/dining room, good size kitchen, large master bedroom, second bedroom and shower room. The property also benefits from a half share of a double garage and residents' parking.

Communal Entrance Hall:-
Stairs to all floors.

Accommodation Comprises:-
Front door to:

Lounge/Dining Room 19' 2" x 14' 3" (5.84m x 4.34m)
Double glazed sliding door leading to the balcony, offering sea glimpses towards the Solent and Isle of Wight, Electric storage heater, space for table and chairs. The balcony also overlooks the communal gardens and faces approximately south.

Kitchen:- 14' 2" x 8' 10" (4.31m x 2.69m)
Double glazed window, fitted with a range of wall and base units with roll edge worktop surfaces and tiled surrounds, plumbing for washing machine, one and a half bowl stainless steel sink unit, recess for fridge/freezer, tiled floor, electric oven and hob.

Inner Hall:-
Airing cupboard housing hot water tank.

Bedroom One:- 15' 7" x 14' 2" (4.75m x 4.31m)
A range of built-in wardrobes, dressing table and drawers, electric heater, double glazed door leading to balcony and double glazed window, facing south and offering sea glimpses towards the Solent and Isle of Wight.

Bedroom Two:- 11' 10" x 7' 11" (3.60m x 2.41m)
Double glazed window, fitted carpet, electric heater.

Bathroom:-
Obscured double glazed window, close coupled W.C, pedestal wash hand basin with mixer tap, bath with mixer tap and shower attachment, glass shower screen.

Outside:-
The property benefits from communal gardens, a half share of a double garage and residents' car park.

Lease Information:-
The vendor informs us at the time of instruction of the following lease information. We would however suggest this information is verified by your legal representative before exchange of contracts.
The property is leasehold and benefits from an extended lease with approximately 183 years remaining.
We understand the ground rent is approximately £25 per annum and the maintenance charge is in the region of £195 per month. All charges are to be confirmed.

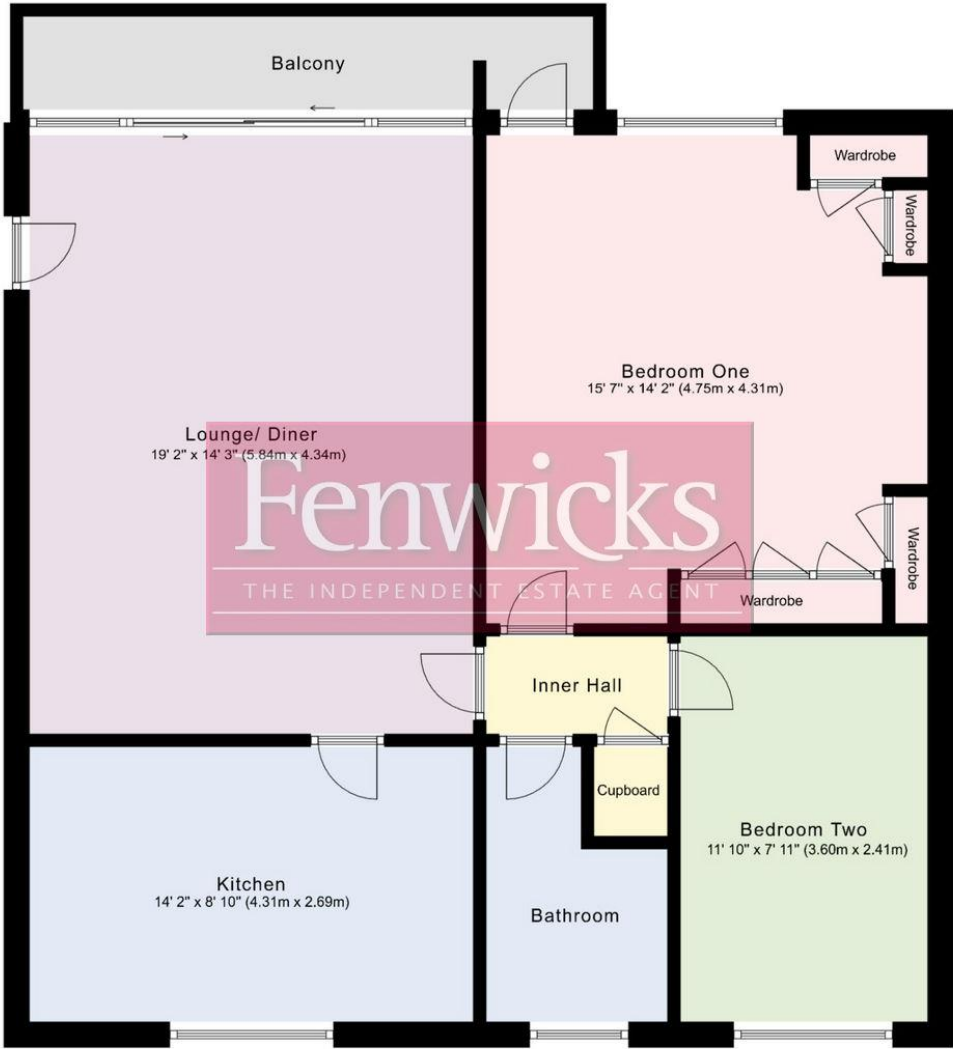
General Information:-
Construction: Traditional
Water Supply: Mains
Sewerage: Mains
Electric Supply: Mains
Mobile & Broadband coverage: <https://checker.ofcom.org.uk>
Flood risk: www.gov.uk/check-long-term-flood-risk



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Council Tax Band: B



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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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Data Protection: We retain the copyright in all advertising material used to market this Property.
Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted.



DRAFT DETAILS

£200,000
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Fenwicks
THE INDEPENDENT ESTATE AGENT