

SPENCE WILLARD



58 Green Meadows, Colwell Road, Freshwater, Isle of Wight

A chain free opportunity to purchase a 75% share, with no rent payable for this two bedroom second floor assisted living apartment with sea and coastal views.

VIEWING

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



A well presented apartment located within a recently constructed residential development for those aged 55 and over. Designed for both independent and assisted living, the apartment offers a comfortable and practical living space. The bright, open-plan living area includes a modern kitchen with integrated appliances, and there are two generously sized bedrooms with the main bedroom enjoying a dual aspect and a lovely sea and coastal outlook. The wet room can be accessed from the hallway or directly from the main bedroom for added convenience. Outside, there are communal gardens and ground to all sides of the property together with a large car parking area to the front. The advertised price reflects a 75% share under the shared ownership scheme.

All apartments are equipped with emergency pull cords, connected to on-site staff available 24 hours a day to respond in case of a serious emergency. The building offers a range of communal and care facilities, including a residents' lounge, sensory garden, on-site shop, hair salon, guest suites, laundry room, assisted bathing facilities, and a mobility scooter charging area. Optional social activities and meal services are also available, providing additional support and opportunities for community engagement. In addition, there is accessibility to all floors via both lifts and stairs.

LOCATION

Located on the outskirts of Freshwater, Green Meadows benefits from convenient access to the main bus route connecting Freshwater, Totland, and Yarmouth. The development is easily reached by car and features a spacious on-site car park at the front of the building. The popular 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 from the property. The historic harbour town of Yarmouth, which offers a mainland ferry service to Lymington, is around two miles away.

ENTRANCE HALL

13'1" max x 7'10" max

A good sized L'shaped space with access to all rooms and featuring a useful built-in cloaks storage cupboard.

OPEN PLAN KITCHEN/LIVING ROOM

25'5" x 10'11"

A spacious open plan room with ample dining space together with a generous sitting area. The room enjoys an outlook over the communal courtyard garden area and features an inward opening door with a Juliet balcony enclosure. The kitchen area is well fitted with a range of smart modern cupboards, drawers and work surfaces including integrated appliances for full independent living comprising a fridge/freezer, eye level electric oven, microwave and a ceramic hob. There is also space for a washing machine if desired and to one corner, a neatly hidden gas central eating boiler.

BEDROOM 1

17'10" x 9'4"

A generous double bedroom with fitted wardrobe cupboards and enjoying a dual aspect with a glorious far-reaching view of the sea and mainland coastline.

BEDROOM 2

11'5" x 7'10"

Another good bedroom with fitted wardrobes to one corner.

SHOWER/WET ROOM

9'4" x 7'2"

A fabulous facility with a large walk-in shower area together with a wall hung wash basin and a WC with concealed cistern.

COUNCIL TAX BAND

B

EPC RATING

B

TENURE

Leasehold with a 125 year lease from 17th February 2022

Service charge: £4877.64 per annum

Ground Rent: £0 per annum

There is a Wellbeing package also payable at a current cost of £54 per week per person

POSTCODE

PO40 9GG

VIEWING

Strictly by appointment with the selling agent Spence Willard.





58 Green Meadows



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. 2025



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.