

SPENCE WILLARD



5 Rose Day Court Tennyson Road, Freshwater, PO40 9AE



# *A two bedroomed second-floor apartment located in the heart of Freshwater with garage and parking.*

VIEWING

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The apartment is located within a small modern block of six and is accessed via a communal entrance door (with intercom entry system) The apartment can be found on the top floor of three and offers a generous hall with internal doors off to a kitchen, a good sized living and dining room, a double bedroom and a second single bedroom plus a bathroom. The apartment is ideal for a permanent home or "buy-to-let" property and further benefits from having allocated space and a garage with use of rear communal gardens. The apartment is warmed by gas central heating and is double glazed throughout.

## **LOCATION**

Located close to the village centre and amenities including Doctors Surgery, Sports Centre with indoor pool, Library and various shops and supermarkets. The nearest ferry terminal to and from UK mainland is a 5-10 minute drive away in nearby Yarmouth with regular sailings to and from Lymington.

## **COMMUNAL LANDING**

From the second floor landing the Front Door opens into;

## **HALL**

Loft access, telephone intercom system and doors off to:

## **KITCHEN**

8'11" x 6'4"

A range of wall and floor mounted kitchen units with work surfaces over. Inset gas hob with electric oven/grill under and extractor over. There is a one and a half inset stainless steel sink and drainer with mixer tap over and a wall mounted Glo-Worm combination boiler for both hot water and central heating. Space and plumbing for a washing machine. Window to side.

## **LIVING/DINING ROOM**

12'6" x 11'10"

Two window to front overlooking village with ample space for table and chairs and room for settee etc.

**BEDROOM ONE**

12'8" x 8'3"

A double bedroom with window overlooking village.

**BEDROOM TWO**

9'8" x 6'7"

A single bedroom with window to side.

**BATHROOM**

6'6" x 5'8"

Bath with mixer tap and shower attachment, WC and pedestal wash hand basin. Obscure window to side.

**OUTSIDE**

To the rear of the building there is a single garage en-bloc and single allocated parking space,(Permit Required). The apartment also has use of a communal rear garden for drying washing etc.

**TENURE**

LEASEHOLD

125 Years from June 1997

Ground Rent £25 PA

Maintenance £2192.33 PA

**COUNCIL TAX BAND**

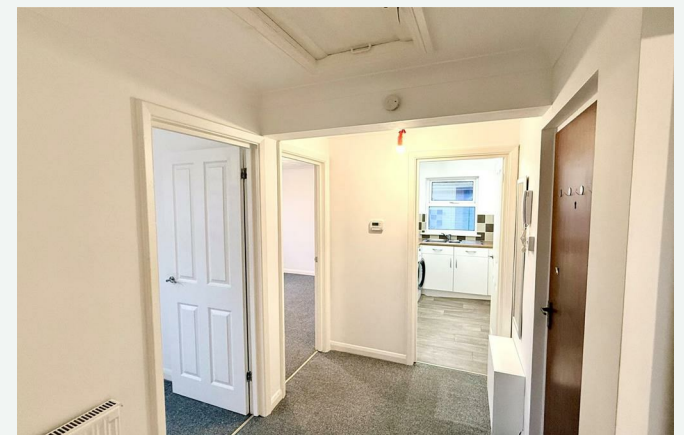
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**EPC RATING**

C

**VIEWING**

Strictly by appointment only via Spence Willard Estate Agents in Freshwater





## 5 Rose Day Court



### SECOND FLOOR

#### 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.

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