

SPENCE WILLARD



6 Clevelands, Yarmouth, Isle of Wight

A recently upgraded penthouse apartment with double bedroom and Observatory offering a high level of privacy and stunning views across the well-kept 1.5 acres of shared gardens, including a share of the freehold.

VIEWING

YARMOUTH@SPENCEWILLARD.CO.UK 01983 761005 WWW.SPENCEWILLARD.CO.UK



Apartment 6 has been refurbished in the last two years providing light and spacious accommodation offering wonderful views. The property is set down a stunning private lane, surrounded by fabulous coastal countryside with a mature and predominantly oak forest and offers a good level of seclusion, but is also close to the historic harbour town of Yarmouth. The property benefits from a share of the freehold with directorship.

The property benefits from parking to the front and access into the large gardens which includes a picturesque lake. It enjoys a light and bright aspect and access up into the sun room (attic room) with French doors leading outside, with additional storage space off the hallway. The apartment is perched right at the top of this fine building with a panoramic view from double glazed windows.

The double bedroom is a good size with fine views to the south and a built-in wardrobe along one side. There is a generous family bathroom and modern kitchen, which offers a good range of modern wall and base units and space at one end for a dining table. The main sitting room/study enjoys a west and north aspect and a stunning aspect from both. The sun room has impressive views around the magnificent grounds and subject to obtaining necessary permissions can become a second bedroom.

Outside there is a fantastic sized communal garden for exploring and nearby there is a footpath that leads to the coastal trail down to the sea. This property also has a shed for storing bikes and boating equipment. Close by there is access through to coves (around 200m away), beaches and around 70 miles of stunning coastal footpaths.

Perfect for both residential or as a lock up and leave retreat, this is a truly unique and charming property. The shared garden is an impressive feature of the property and is mainly laid to lawn, but also features a lake with willow trees to the side and various locations in the grounds to sit and enjoy this special location.

POSTCODE
PO41 0UZ.

COUNCIL TAX
Band A

SERVICES
Electric night storage heating, electricity and water serve the property. There is also a mains gas option. There is private drainage by way of a modern, shared WPL Diamond Treatment Plant that is in situ.

TENURE
Leasehold, with each apartment owning an equitable share in the freehold company; CLEVELANDS (BOULDNOR) RESIDENTS ASSOCIATION LIMITED (Reg: 02523225). Each owner is also a director of the firm. The annual communal service charge is currently £1,200. There are 6 apartments within this development.

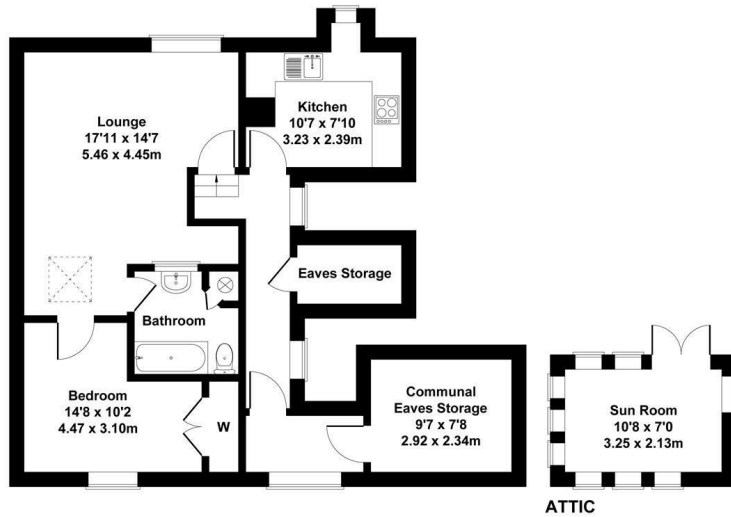
EPC
Rating E

VIEWINGS
Strictly by appointment with the agent, Spence Willard.



Flat 6 Cleveland, Alexandra Road Bouldnor, Yarmouth, Isle Of Wight, PO41 0UZ

Approximate Gross Internal Area
674 sq ft - 63 sq m
(Excluding Eaves)



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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