

SPENCE WILLARD



20 The Lawns, Fairlee Road, Newport, Isle of Wight

A first floor apartment situated in a tucked location on this purpose built complex for the over 55's.

VIEWING
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The apartment features bright space with its own private balcony terrace offering a pleasant outside area to sit and relax. There is a well proportioned living room with a kitchen leading off as well as a good double bedroom and a well appointed shower room. The windows are double glazed and the heating is provided by a mixture of modern Fischer electric heaters, as well as a night storage heater in the bedroom and an electric towel rail to the bathroom. The apartment also has the added benefit of it's own loft space. In addition, there is a good range of communal space including a residents lounge and launderette facilities as well as a guest room for hire and both stairs and a lift to the first floor. Outside there are spacious and well maintained grounds to the complex including a wonderful meadow and woodland area, together with ample residents and visitor parking.

LOCATION

Situated off the road on the outskirts of Newport, the property is adjacent to a bus stop providing access into Newport or through to Ryde, East Cowes and Wootton Bridge via bus routes 9 & 5. Locally there is access to miles of footpaths and bridleways for the keen walkers including a footpath along the River Medina through to Island Harbour and Whippingham. In addition, the local park at Seaclose with its Arboretum is a popular area together with the adjacent Medina Theatre and Sports centre with its gym and swimming pool. Newport is the Island's commercial centre and boasts a good range of shops, coffee shops, cafes, supermarkets and amenities for all ages.

ENTRANCE HALL

A welcoming space with a useful shelved storage cupboard and a security intercom entry phone.

LIVING ROOM

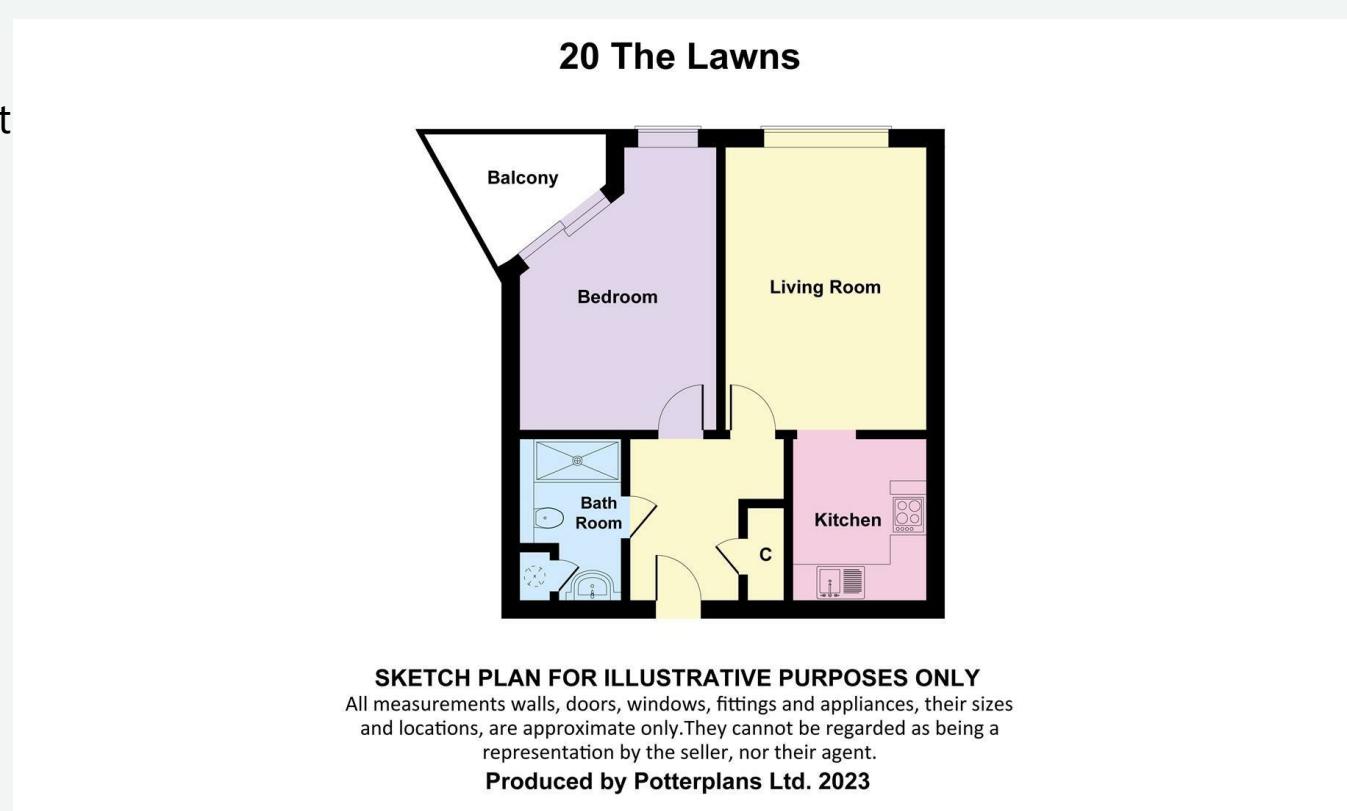
10'11" x 15'4"

A well proportioned reception room with an outlook to the front and leading through to:

KITCHEN

8'9" x 7'3"

Fitted with a range of cupboards, drawers and work surfaces incorporating an inset sink unit. There is space for an electric freestanding cooker as well as a fridge/freezer.



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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BEDROOM

10'8" x 15'4"

A good double bedroom with an outlook to the front and patio doors leading out to an private integral balcony terrace with room for a small bistro table and chairs or space to sit out and relax.

SHOWER ROOM

8'7" x 5'6"

A well appointed and fully tiled facility with walk-in shower cubicle, WC with concealed cistern and a vanity wash basin unit with mirror over. In addition there is a towel rail and a built-in airing cupboard housing a pressurised hot water cylinder.

OUTSIDE

COUNCIL TAX BAND

A

EPC RATING

D

TENURE

Leasehold - 125years from 24/06/1988
Ground Rent - £100 per annum
Service Charge - £421.19 per quarter

POSTCODE

PO30 2PT

VIEWING

Strictly by appointment with the selling agent Spence Willard.

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