

# SPENCE WILLARD



103 School Green Road, Freshwater, Isle Of Wight, PO40 9AZ

## DESCRIPTION

A substantial ground floor apartment with two double bedrooms, a bathroom, a kitchen and a living/dining room. located in the heart of Freshwater village.

## LOCATION

The location is ideal for a non-car driver as all local shops and amenities are right on your doorstep and the local seafronts of Colwell Bay and Totland Bay are also within a short walk of the apartment. The nearest Ferry Terminal is about 5-6 minutes drive away at Yarmouth with regular sailing to and from mainland UK via Lymington.

## KITCHEN

10'2" x 8'6"

Range of fitted kitchen units with worksurfaces over, inset sink and drainer, space for freestanding cooker and upright fridge/freezer. Space and plumbing for washing machine. Window to rear and part glazed door to alleyway.

## INNER HALLWAY

Built in cupboard for storage also housing Gas Boiler for water and heating. Doors off to:

## BATHROOM

Panel bath with arch through to WC and wash hand basin.

## BEDROOM ONE

11'9" x 10'1"

A double bedroom with window to side.

## BEDROOM TWO

11'9" x 9'11"

Another double bedroom with window to side aspect.

## LIVING ROOM/DINER

15'8" x 13'2"

A good sized room with dual aspect windows offering space for table and chairs and three piece suite.

## OUTSIDE

There is secure storage at the rear of the property and shared access with upstairs flat from main road to respective front doors.

## 103 School Green Road



### 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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## TENURE

Leasehold.

Lease commencing 25/03/1989 for 224 Years.

Ground Rent /Peppercorn

No Regular Service Charge other than Building Insurance currently £185.00 PA

## COUNCIL TAX BAND

B

## EPC RATING

C

## VIEWING

Strictly by appointment via Spence Willard Estate Agents telephone Freshwater Office on (01983)756575 or email [freshwater@spencewillard.co.uk](mailto:freshwater@spencewillard.co.uk).

[SPENCEWILLARD.CO.UK](http://SPENCEWILLARD.CO.UK)

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