

SPENCE WILLARD



1 Hardy Villas, Whitecroft Park, Gatcombe, Isle of Wight

Elegant two-bedroom apartment enjoying spacious open plan accommodation, set in a beautiful rural and tranquil setting

VIEWING:

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Situated on the southern outskirts of Newport within a gated development this ground floor apartment occupies a peaceful position within the countryside of Gatcombe. The development comprises a mix of Victorian conversions and contemporary homes providing residents with both period charm and modern convenience. Benefiting from its own private entrance, 1 Hardy Villas offers a well-conceived internal layout with light and space in mind. A large open-plan sitting and dining room opens directly onto a private southwest facing terrace. Further internal accommodation includes a contemporary kitchen with integral appliances, 2 double bedrooms and 2 bathrooms.

Ideally located close to woodland walks and an extensive network of cycling routes from the doorstep. Gatcombe is a quaint village in the centre of the Island bordered by beautiful countryside. Newport is under 3 miles away with pretty town squares, independent coffee houses and eateries, High Street shops and Town Quay with popular Quay Arts Centre and riverside pub.

ACCOMMODATION

ENTRANCE HALL Spacious entrance with large walk in storage cupboard. Ample space for hats, coats and boots. Access to all principal rooms.

SITTING/ DINING AREA Triple aspect room with good natural light and high ceilings. South-westerly outlook over the terrace and communal grounds beyond.

KITCHEN Well equipped kitchen with a range of base and wall units with laminate worksurfaces over. Integral appliances including gas fired hob with extractor over, double oven, dishwasher, fridge/ freezer and washer/ dryer. Ceramic sink bowl with flex hose mixer tap.



BEDROOM 1 Spacious large southwest facing double bedroom. Double mirrored wardrobe.

ENSUITE SHOWER ROOM Elegant tiled walk-in shower, hand basins, WC, heated towel rail. Illuminated wall mirror.

BEDROOM 2 Large double bedroom. Double mirrored wardrobe.

BATHROOM Spacious bathroom comprising large bath with overhead shower, hand basin, WC, heated towel rail and illuminated wall mirror.

OUTSIDE

Private southwest facing patio with views over the grounds and surrounding countryside. The apartment is allocated two large parking spaces with additional visitor parking available.

ADDITIONAL INFORMATION

SERVICES Mains water, electricity and drainage. LPG gas.

TENURE Leasehold. 125-year lease from 2015. Maintenance including building insurance, £2,283 per annum. Ground Rent £250 per annum. Long-term lets allowed (no holiday lets or cats).

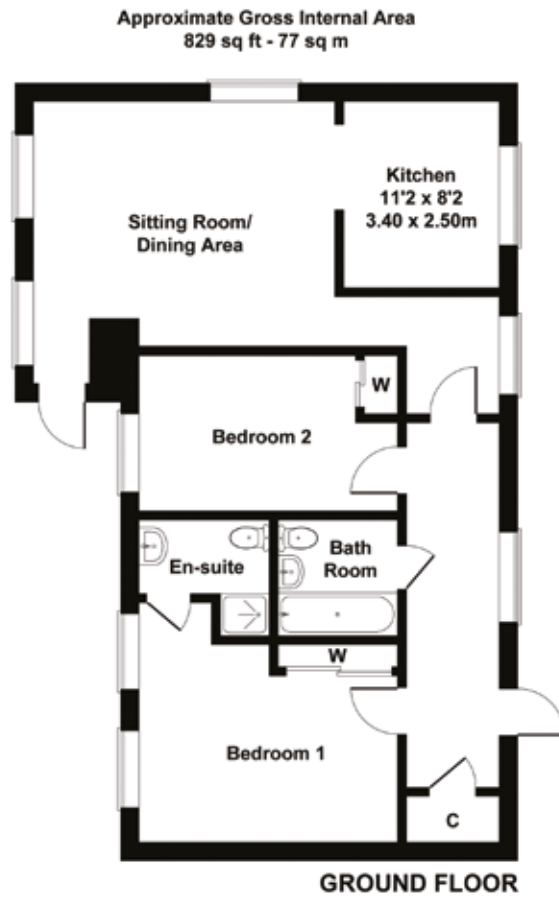
COUNCIL TAX Band D

EPC Rating D

POSTCODE PO30 3FE

VIEWINGS All viewings will be strictly by prior appointment with the sole selling agents, Spence Willard.





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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