



**13 Winford Court,
Forest Way,
Winford,
Isle of Wight,
PO36 0JJ**

£98,000



A purpose built first floor flat being one in a popular development of flats which have proved to be very popular with first time buyers, buy to let investors and even small families. The flat itself is offered in good condition throughout and has NO ONWARD CHAIN. Situated within a development that was constructed during the 1970's/1980's in a cul de sac location which in turn is located within 3 miles and a short drive of Shanklin and Sandown with their respective amenities including the beach and shopping facilities.

2 Bedrooms

Kitchen

Part Double Glazed

Allocated Parking

Lounge

Electric Heating

Communal Gardens

CHAIN FREE



ACCOMMODATION

Private Entrance

Door to:

Entrance Hall

Stairs to first floor.

Lounge 14' 10" x 10' 1" (4.52m x 3.07m)

Night storage heater, window to front, overstairs storage cupboard.

Inner Hall

Access to loft, built-in store cupboard.

Bedroom 1 10' 10" x 10' 1" (max) (3.30m x 3.07m)

Night storage heater, UPVC double glazed window to side.

Bedroom 2 10' 4" x 6' 10" (3.15m x 2.08m)

Electric panel heater, UPVC double glazed window to rear.

Bathroom

White suite comprising panelled bath, electric shower unit over, pedestal wash basin, low flush wc, extractor fan, heated towel rail.

Kitchen 8' 0" x 6' 10" (2.44m x 2.08m)

Kitchen units comprising single drainer stainless steel sink unit, worktop with cupboards and drawers under, high level units, space and plumbing for washing machine, built in electric oven and hob, window to side, 'Main' gas multi point hot water boiler.

Outside

Communal gardens surrounding the apartments laid mainly to lawn.

Parking

Allocated parking space (No 13) in communal car parking area.

Services

Unconfirmed: gas, electric, telephone, mains water and drainage.

Council Tax

Band A - Please contact The Isle of Wight Council on 01983 823901.

Agents Notes

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			79
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			83
(69-80) C			
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	