



**Freshwater, Isle Of Wight, PO40**

**Offers in Excess of £95,000**



## INVESTMENT BUYERS

Two Bedrooms

Gas Central Heating &  
Double Glazing

Remainder Of NHBC Warranty

Current Rent £535pcm

Close To Village Shops

Fitted Kitchen

**CHAIN FREE**

**ATTENTION INVESTORS - For Sale to Landlords current rental £535pcm - Gross Yield 5.8%**

A modern split level duplex apartment situated in a central location of Freshwater Village with facilities and shops close to hand. The property is maintained in a good order with the benefits of gas central heating, double glazing and a remainder of NHBC warranty. An ideal investment property for letting with an existing tenant. Convenient base for those wanting to be near to the shops. Please contact our Freshwater office on (01983) 75 44 55 to view.

### Covered Entrance

Front door to:-

### Entrance Hallway

Stairs leading off with storage cupboard under.

### Bedroom 1 *10' 8 x 9' 6 (3.25m x 2.90m)*

Double glazed window to rear, radiator.

### Bedroom 2 *9' 6 x 8' 2 (2.90m x 2.50m)*

Double glazed window to front, radiator.

### Bathroom

White suite comprising panelled bath, low level wc, pedestal wash basin, extractor fan, radiator.

### Landing

Stairs leading up to First Floor Landing, storage cupboard.

### Living Room *15' 3 x 12' 10 (4.65m x 3.92m)*

With two double glazed windows to front, radiator.

### Kitchen *9' 6 x 9' 2 (2.90m x 2.80m)*

Fitted with modern range of units including oven, hob and extractor hood. Also including a fitted washer dryer.

### Outside

There is a small communal garden to the rear which is laid to gravel and used for washing lines.

### Services

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

### Tenure

Lease hold - TBC





### **Viewing**

Please direct your enquiries to the Vendors' SOLE AGENTS, The Wright Estate Agency, Tennyson Court, Avenue Road, Freshwater, Isle of Wight, PO40 9UU. Telephone: 01983 754455.

E mail: freshwater@wright-iw.co.uk

### **Council Tax**

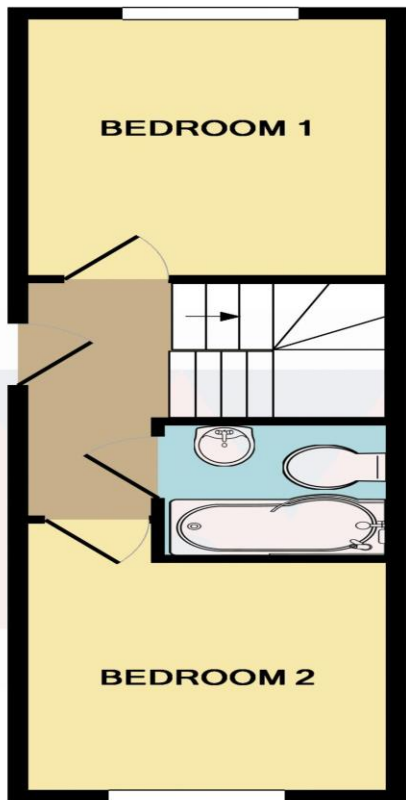
Band B. Please contact the Isle of Wight Council on 01983 823901.

### **Collect to View**

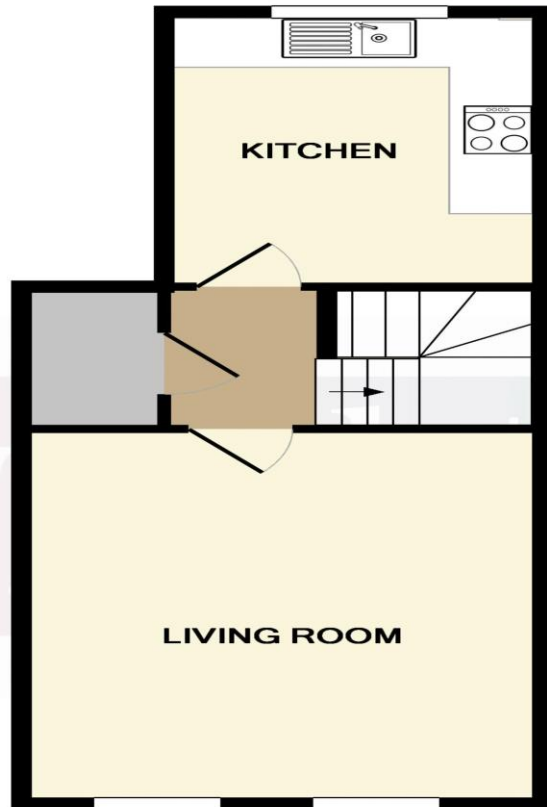
If you live in PO39 or PO40 postcode areas don't forget our 'Collect 2 View' service. We will collect you from your home and drive you to view our properties then take you back home again. A complete door to door service!

### **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.



**GROUND FLOOR**  
 APPROX. FLOOR  
 AREA 281 SQ.FT.  
 (26.1 SQ.M.)



**1ST FLOOR**  
 APPROX. FLOOR  
 AREA 355 SQ.FT.  
 (32.9 SQ.M.)

**TOTAL APPROX. FLOOR AREA 636 SQ.FT. (59.1 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		77	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		79	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	