



**Flat 1 Walmer House, Tennyson Road, Freshwater, Isle of Wight,
PO40 9AG**

Price Guide £149,950

This deceptively spacious FIRST FLOOR flat is located in a very convenient position in the heart of Freshwater, with it being walking distance to all the shops and facilities the village has to offer. Inside, the property has spacious rooms with high ceilings and character features, including an original marble fireplace in the lounge and a large bay window overlooking the high street. There is also a good sized kitchen/breakfast room, double bedroom and bathroom, as well as having double glazing and gas central heating. The property has been looked after and cared for and we feel this will be an ideal INVESTMENT OPPORTUNITY for anyone looking for a property to rent out. Please contact the Freshwater Wrights office to arrange your viewing.

Accommodation

Communal door to communal entrance

Stairs to

First floor, door to:

Hallway

Split level hallway, doors off:

Lounge

19'10 x 19'1 (6.05m x 5.82m)

A lovely big room with original cast iron fireplace with marble surround and mantel, two radiators, double glazed bay window to front.

Kitchen

13'11 x 12'11 (4.24m x 3.94m)

Range of wall and floor mounted unites with work surfaces over, plumbing for washing machine, space for dryer, plumbing for dishwasher, space for fridge and freezer, space for range style oven and extractor hood over, inset sink unit with mixer tap, double glazed window to rear, radiator.

Bedroom

14'8 x 12'2 (4.47m x 3.71m)

Double glazed window to rear, radiator, wall mounted gas boiler for heating and hot water.

Bathroom

5'10 x 5'6 (1.78m x 1.68m)

Panelled bath with shower over, low level toilet, radiator, pedestal hand wash basin, extractor fan, tiled wall, double glazed obscure window to side.

Tenure

Leasehold - Remainder of 199 years from 2012

Services

unconfirmed mains, water, gas, electric, drainage.

Council Tax

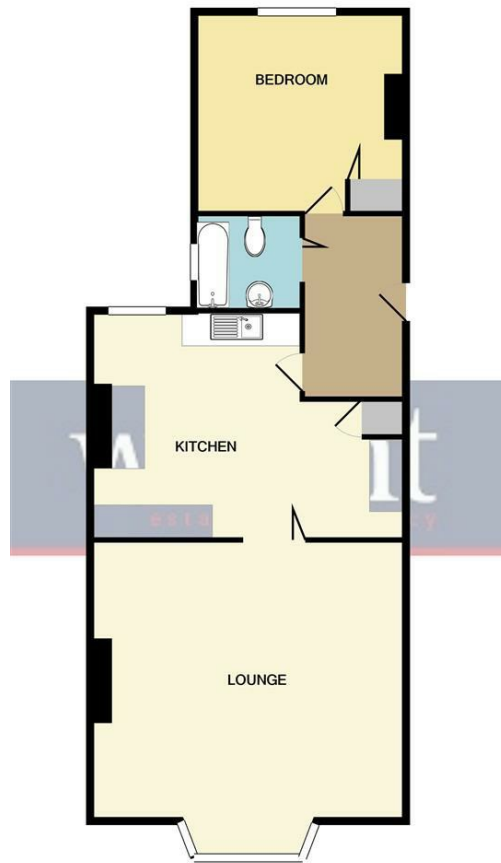
Band - B

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.







TOTAL APPROX. FLOOR AREA 827 SQ.FT. (76.8 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

Made with Metropix ©2022



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	73
England & Wales	EU Directive 2002/91/EC	

Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblasons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.