



## Flat 4, Weeks Court Avenue Road, Freshwater, Isle of Wight, PO40 9UU

£139,995

Available NOW!

1 Bed FRIST FLOOR Maisonette with allocated PARKING!

This centrally located first floor maisonette is ideal for the village shops and facilities in Freshwater. An ideal home for those wanting to be close to public transport, this flat offers light and airy rooms. The benefits of this well presented home include gas central heating and double glazing, built in wardrobes in the bedroom and separate kitchen to the lounge. This is a must see home to appreciate what is on offer. Please contact the sole agents in Freshwater on (01983) 754455 to view.

## **Double glazed front door to:-**

expressly included, are part of the property offered for sale

## **Stairs**

Leading to first floor and landing.

## **Landing**

Doors off, double glazed window to side, pull down ladder for access to a part boarded loft.

## **Kitchen**

### **9'10" x 7'10" (3.00 x 2.39)**

Range of wall and floor mounted units with work surfaces over and tiled splash backs, inset one and a half bowl sink unit with mixer tap, inset electric hob with extractor hood over, built in electric oven, wall mounted gas boiler for hot water and heating, double glazed window to front.

## **Lounge/Diner**

### **15'2 x 9'10 (4.62m x 3.00m)**

Plus (3'5 x 3'0/1.04m x 0.91m) recess. Double glazed windows to rear, two radiators, television point, telephone point.

## **Bedroom**

### **9'9" x 8'4" to base wardrobes (2.97 x 2.54 to base wardrobes)**

Double glazed window to front, triple wardrobe with mirror doors, coved ceiling, television aerial, radiator.

## **Shower Room**

Corner shower cubicle with electric shower, low level wc, pedestal hand wash basin, extractor fan, light and shaver point, heated towel ladder.

## **Parking**

There is an allocated parking space to the rear of the property.

## **Services**

Unconfirmed electric, telephone, mains water gas and drainage.

## **Tenure**

Leasehold - Remainder of 125 years from 1992 -

## **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







TOTAL APPROX. FLOOR AREA 454 SQ.FT. (42.1 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 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
		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, Eddisons Surveyors £50, Connells Surveyors £100, Glanvilles £200, Cherry Godfrey Insurance Services Limited; 25% of the net broker fee, mortgage procurement fee and 15% of any pure protection commission. Clear Advice Mortgages £50 plus 25% of any mortgage, life insurance or general insurance commission.

**wright**  
estate agency

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