



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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12, Oak Grange Uplands Road, Totland Bay, Isle Of Wight, PO39 0DT

Asking Price £225,000

Tenure: Leasehold - Share of Freehold

Council Tax Band: B



- First Floor Maisonette
- West Facing Balcony
- Spacious Living Room
- Ideal Holiday Home

- Two Bedrooms With One En-suite
- Allocated Parking Space
- Well Maintained
- CHAIN FREE



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



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Personal Double Glazed Front Door To:

Staircase

Leading to:

Landing

Walk in store cupboard with light, double radiator, access to large insulated loft area ideal for storage, recessed spot lights.

Lounge/Diner

16' 4 x 16' 0

Double glazed door and window to rear accessing balcony, double glazed obscure window to side, two double radiators, opens into kitchen.

Balcony

8' 10 x 4' 9

Tiled and West facing with views over Totland.

Kitchen

12' 3 x 7' 3

Double glazed window to rear, range of wall and floor mounted units with work surface over, stainless steel 1 1/2 sing unit with mixer tap, electric fan oven with gas hob and extractor over, integrated fridge freezer, space for washing machine, unit housing wall mounted combination boiler for hot water and heating, double radiator.

Bedroom 1

15' 3 x 12' 6

Double glazed window to front, double glazed obscure window to side, double radiator, door to:

En-suite

7'05 x 3'11

Double glazed obscure window to front, low level wc, wash basin with vanity unit under, shower cubicle with mixer attachment, fully tiled walls and floor, heated towel rail, shaver point, extractor fan, radiator.

Bedroom 2

11' 2 x 9' 0

Double glazed window to side, double radiator.

Bathroom

6'09 x 6'01

Low level WC, panel bath with mixer shower attachment, hand wash basin with vanity unit under, shaver point, heated towel rail.

Outside

There is a communal dustbin store and cycle racks for bikes.

Parking

There is a private allocated parking space to the front of the property.

Council Tax

Band B - Please contact the Isle of Wight County Council for more information.

Tenure & Charges

Share of Freehold

Lease Length: 125 years from 25/12/2005 (115 years remaining)

Ground rent: N/A

Service Charge: £105 per calendar month

Managing Agent: BCS Management

Rights/Restrictions/Wayleaves/Easements

It's understood from discussion with the managing agent that the following restrictions are in place:

Pets are allowed with permission from the managing agent.

Subletting is permitted through AST's though for no less than 6 months minimum.

Holiday lets are not permitted.

Further investigation from a solicitor at the buyers appointment is advisable.

Services

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

Broadband Delivery: Copper ADSL (Wired)

Network Availability: Openreach

Fastest estimated speeds predicted by the network operator(s): Standard DL 16Mbps UL 1Mbps / Superfast DL 80Mbps UL 20Mbps.

Mobile Signal/Coverage: EE, Three, O2, Vodafone.

All information regarding Broadband speed and Mobile signal/Coverage has been acquired via Ofcom, though we recommend buyers making their own enquiries or testing their mobile signal when viewing the property, as it can be highly subjective.

Construction

The property is believed to be of Standard Construction. Further inspection by a qualified surveyor at the buyers appointment is advisable.

Additional Info

The management has confirmed to us that an ESW1 form is not required for the building.

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.

Offered CHAIN FREE is this purpose built first floor 2 bedroom MAISONETTE with its own BALCONY and allocated PARKING space! If you're looking for an easy to maintain home or holiday bolt hole then this modern and well maintained property could be the opportunity you have been waiting for. The property benefits from having two decent sized bedrooms one with an en-suite, a bathroom, and double aspect lounge with access through to the kitchen and balcony, it also has gas central heating and is fully double glazed. Don't miss your chance to view call Wrights the sole agent on 01983 754455 now to book your viewing.

The property is located in a central position between the villages of Totland and Freshwater where multiple shops, cafes, services and amenities are available with transport links to Yarmouth Town (where a ferry link to Lymington is found) and the Islands capital of Newport. The beautiful beaches of Totland Bay & Colwell Bay are also approximately within half a mile and are ideal for summer days in the sun or year round sea swims (if you can brave the cold!). We feel this makes the property a perfect summertime retreat.

