



## Apartment 5, Heatherwood Lodge Church Hill, Totland Bay, Isle of Wight, PO39 0EU

£325,000

Council Tax Band: E

Tenure: Leasehold



2



2



1



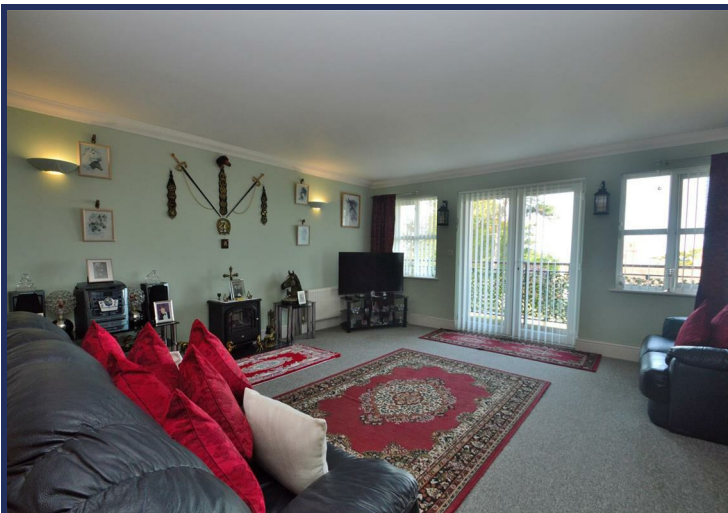
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- SEA VIEW!
- Utility & En-suite
- Balcony & Communal Garden
- Communal Lift

- 2 Bedrooms
- Spacious Rooms
- Sought After Location
- Communal Parking

**SEA VIEWS! 2 Bedroom Apartment with BALCONY!** This well presented, modern apartment has spacious accommodation throughout including two double bedrooms, an open plan living & kitchen area, bathroom, en-suite and utility. Benefiting from extensive views of the Solent from the lounge, main bedroom and balcony, this property would make an excellent permanent home, bolt hole or second home for those who long for a coastal retreat. The apartment additionally benefits from gas central heating, a communal lift, communal parking and a communal garden. Apartment in the Totland area with sea views are well sought after and can be rare to the market so don't miss out, contact "Wright Estate Agents" for further information.

Totland is a charming West Wight village with an old world aesthetic thanks to its many Victorian and Edwardian buildings which line the streets. The village has a number of amenities including convenience stores, salon, garage, post office, laundrette, eateries, community hall, church and school with further shops and business in the neighbouring village of Freshwater. There are regular bus links to the nearby village of Freshwater, Yarmouth town (with its ferry link to Lymington) and the capitol town of Newport. Totland also has a stunning beach in Totland Bay itself where amazing views of the Summer sunset can be captured. An abundance of coastal and country side walks are also surrounding the village such as the foot paths across Headon Warren which garner outstanding far reaching views of the Island, Solent and Needles.



## **Front Door To**

Lobby, door to:

## **Hallway**

Cupboard, doors off, radiator.

## **Open Plan Kitchen and Lounge:**

### **Kitchen**

**11'8 x 9'6**

Range of wall and floor mounted base units with drawers and display cupboards, roll top work surface with breakfast bar, 1 one and a half bowl stainless steel sink unit with mixer tap, oven, electric hob with extractor over, space for fridge freezer, space for dishwasher, open to:

### **Lounge**

**18'3 x 15'6**

x2 Double glazed windows to rear with sea views, double glazed French doors accessing balcony, T.V point, x2 radiators.

### **Bathroom**

**7'7 x 5'7**

W.C, feature hand wash basin with mixer tap and vanity unit under, 'P' shaped shower bath with shower unit over and screen to side, heated towel rail.

### **Bedroom 1**

**20'2 max x 11'8**

Double glazed French door to rear accessing balcony, built in wardrobe, x radiators, door to:

### **En-suite**

**7'10 x 6'0**

W.C, hand wash basin with mixer tap and vanity unit, corner shower cubicle with mains shower, heated towel rail.

### **Bedroom 2**

**18'2 x 9'6**

Double glazed window to rear, built in wardrobe, radiator.

### **Utility**

**7'7 x 6'9**

Range of wall and floor mounted base units with work surfaces over, stainless steel sink unit with mixer tap, space for washing machine, built in cupboard housing wall mounted boiler for central heating and hot water with pressurised hot water cylinder.

### **Balcony**

Access to bedroom 1 and the lounge via French doors, views over the communal garden and across the Solent.

### **Outside**

The front of the building has paved access to the main entrance and a communal garden enclosed by railing that is laid to lawn with a range of shrubs and plants. The rear of the building has a further communal garden area that is level and laid to lawn incorporating a range of mature shrubs, trees and bushes. There is a patio area at either end of the garden, ideal for pitching up a deck chair to soak up the summer sun.

### **Parking**

There is a communal parking area to the right hand side of the building.

### **Council Tax**

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

### **Construction**

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

## Services

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

Broadband Delivery: Copper ADSL (Wired)

Network Availability: Openreach (Wightfibre have recently been laying fibre cable)

Fastest estimated speeds predicted by the network operator(s): Standard DL 15Mbps UL 1Mbps / Superfast DL 80Mbps UL 20Mbps

Mobile Signal/Coverage: EE, Three (voice only), O2 (voice only), Vodaphone (voice only).

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.

## Tenure & Charges

Leasehold

Lease Length: 125 years from 2006 - 113 years remaining

Ground rent: £250.00 per annum

Service Charge: £1990 current annual charge, paid 6 monthly in Jan and July. Jan payment made at £995 along with Ground Rent so only July's half outstanding.

Managing Agent: John Rowell

## Rights/Restrictions/Wayleaves/Easements

It's understood that the following restrictions are in place in accordance with the Lease:

Pets are allowed by negotiation with the managing agent and freeholder.

Long term subletting is allowed via assured shorthold tenancy agreements for no less than 6 months.

Holiday letting is not allowed.

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

## Additional Info

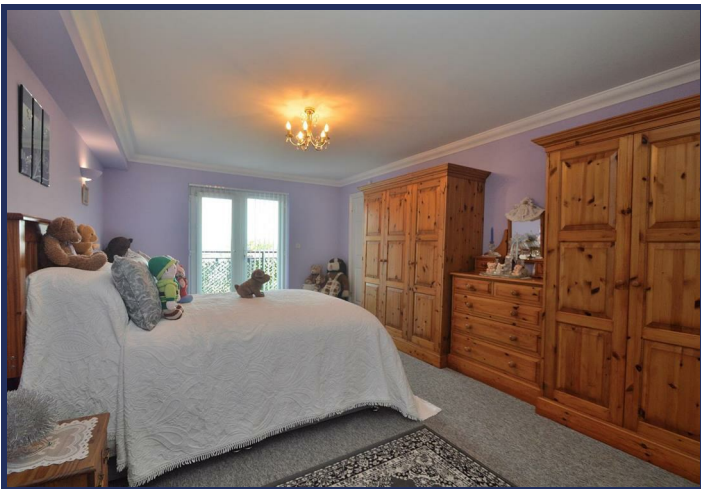
**Building Safety:** We are waiting on confirmation from the managing agent as to whether a ESW1 form in regards to fire safety is necessary.

**Flood:** The vendor has confirmed that the property has never flooded during their ownership.

**Accessibility:** The property is suitable for lateral living as the residence is on one floor and there is a communal lift to access the flat from the ground floor of 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.




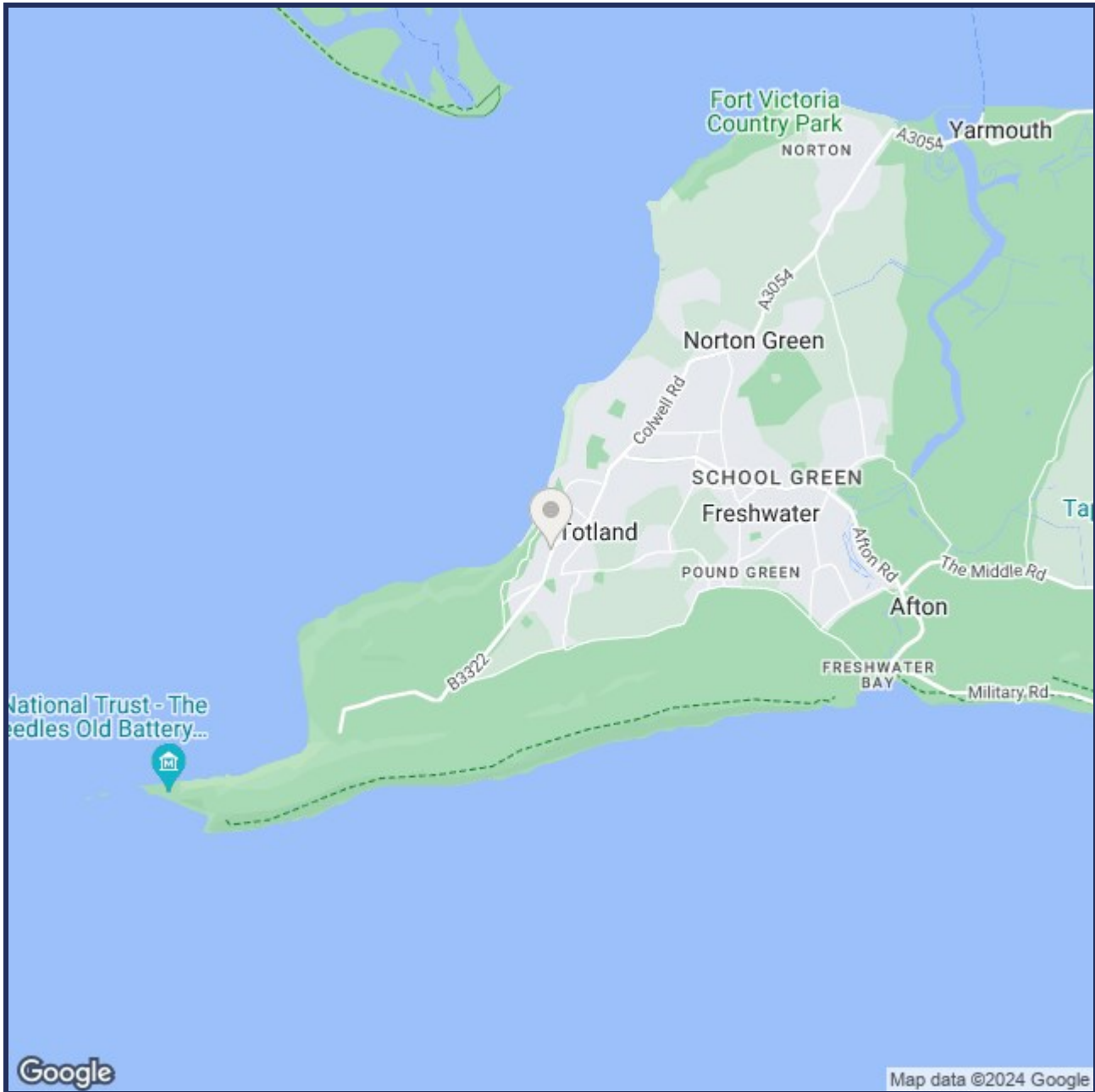


TOTAL FLOOR AREA: 1010 sq.ft. (93.8 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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 Tomblesons 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.



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