



- Purpose Built Ground Floor Apartment
- Communal Bin Storage & Drying Area
- Ideal Full-Time Home or BTL Investment

- 2 Bedrooms
- Double Glazing & Gas Fired Central Heating
- CHAIN FREE

- Resident's & Visitor Parking
- Short Walk to Train Station, Town & Beach
- Viewings Welcome

Flat 1, James Court 11 Leed Street, Sandown, PO36 8JQ

£145,000

This ground floor apartment forms part of a purpose built development located close to Sandown town centre with a variety of shops and popular eateries to choose from, the seafront with miles of sandy beaches and coastal paths to explore, and the local train station with direct ferry links to the mainland.

The accommodation comprises 2 bedrooms, a lounge/diner with kitchen area and bathroom. Additionally, the property benefits from access to resident's/visitor parking, bin storage and a communal drying area located at the rear of the building.

The convenient location, low-maintenance accommodation and long standing track record as successful buy to let makes the apartment an ideal investment, retirement or first home for buyers looking to benefit from the popular coastal location and easy access to local amenities.



Accommodation

Communal Entrance

Private Entrance Hallway

Lounge/Dining Room

13' x 10'1 (3.96m x 3.07m)

Kitchen Area

10'9 x 6'5 (3.28m x 1.96m)

Bedroom 1

12'10 x 9'2 (3.91m x 2.79m)

Bedroom 2

11' plus recess x 9'3 (3.35m plus recess x 2.82m)

Bathroom

6'10 x 5'7 (2.08m x 1.70m)

Outside

There is parking for residents and visitors to the front and rear of the building. There is a bin storage area and communal drying area located at the rear of the building.

Lease Information

Service Charge - £750 per annum

Ground Rent - £100 per annum

Lease Length - 110 years remaining

Pets are permitted with written permission from the managing agent.

Holiday letting is permitted.



Services

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

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 expressly included, are part of the property offered for sale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	81
(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		

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, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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PROTECTED

Viewing:
Date
Time