



£244,500

3 THE HAVENS, MAIN ROAD, HAVENSTREET, PO33 4AE





## A GROUND FLOOR RESIDENCE OFFERED IN 'SHOW HOME' STYLE!

The Havens is a beautiful period residence, converted into quality apartments in this very pretty rural village between Ryde and Newport towns - moments from wonderful bridal paths and surrounding countryside - perfect for those enjoying the outside lifestyle. The grand communal hallway offers a great sense of character and luxury - with its sweeping staircase, high ceilings and quality finish. No. 3 is a luxurious GROUND FLOOR APARTMENT (also benefiting from its own private entrance) offering a most impressive and comfortable dual aspect open-plan kitchen/sitting/dining room, as well as 2 DOUBLE BEDROOMS - one with luxury en suite - plus a separate quality bathroom. Some other benefits include gas central heating, enclosed SECLUDED PATIO area plus allocated PARKING, as well as a large communal bike store. Certainly a visit is essential to appreciate all that is on offer.

### THE HAVENS GRAND ENTRANCE:

Beautifully maintained, most impressive communal Reception Hall with striking tiled flooring, grand staircase to other apartments plus ample character features. Cupboard housing gas meters. Private door into No. 3.

### ENTRANCE HALL:

A welcoming, carpeted hallway. Large storage cupboard housing electric meter. Radiator. Wall mounted video security entrance control pad. Doors to:

### OPEN PLAN LIVING:

25'3 x 21'6 max (7.70m x 6.55m max)

### Sitting/Dining Area:

21'6 x 17'4 (6.55m x 5.28m)

Extremely generous dual aspect room with double glazed windows x 2 to front. Two sets of double glazed French doors to side opening to terrace. Victorian style tiled fireplace with painted surround and tiled hearth. Television and telephone/internet points. Radiators x 2. Quality carpeted flooring. Recessed ceiling and wall lighting.  
Open to:

### Kitchen:

10'7 x 7'11 (3.23m x 2.41m)

Stylish modern kitchen comprising a range of gloss cupboard and drawer units with contrasting worksurfaces and upstands over. Single inset stainless steel sink and mixer tap. Integrated appliances include washing machine; slimline dishwasher; 4 ring gas hob with stainless steel/glass extractor hood over and electric undercounter oven; fridge and freezer. Quality wood effect flooring. Recessed downlighters.

### BEDROOM 1:

19'9 x 11'1 max (6.02m x 3.38m max)

Well proportioned double bedroom with double glazed window to side. Built-in double wardrobe. Carpeted flooring. Television points. Radiator. Panelled door to:

### ENSUITE SHOWER ROOM:

Luxury white suite comprising large shower with sliding glass door, rainfall shower and handset; wash hand basin with mixer tap, wall mounted full width mirror and light above; low level w.c. with concealed cistern. Heated towel rail. Period style vinyl flooring. Extractor fan. Recessed down lighters.

### BEDROOM 2:

15'0 x 9'5 max (4.57m x 2.87m max)

A second double bedroom with double glazed window to side. Built-in floor to ceiling double wardrobe. Cupboard housing "ideal" boiler. Carpeted flooring. Television points. Radiator.

### BATHROOM:

7'5 x 6'2 (2.26m x 1.88m )

Luxury white suite comprising panelled bath with mixer shower plus mixer taps and tiled surround; wash hand basin with large wall mounted mirror and light above; Low level w.c. with concealed cistern. Luxury period style vinyl flooring. Heated towel rail. Extractor fan. Recessed down lighters.

### OUTSIDE:

To the side of the property is a south facing flagstone terrace with fenced surround and far reaching views of the countryside. Accessed via gate as well as via French doors x 2 from the Sitting Room. Private gated access to the front of the property.

### TENURE:

Leasehold. Lease Length: 125 years from 2018. 121 years remaining.

Residents have right to manage service charge

Service Charge: £1600 p.a (payable monthly or annually)

Ground Rent: £200 p.a.

Residents Management Company

Pets Permitted on request

No Holiday Lets

### OTHER PROPERTY FACTS:

Council Tax Band: B

EPC Rating: C (79)

Conservation Area: No

Heating: Gas Central Heating

Nearby Amenties: Diary, White Hart Public House, Recreation Ground. Nearby town amenities: Ryde and Newport

Flood Risk: No

### DIRECTIONS:

From the Ryde direction, enter Havenstreet, and continue past Church Lane and St Peter's Court. The Havens can be found on the left hand side, before you reach the White Hart Inn.

### DISCLAIMER:

Whilst every effort has been made to provide accurate information, the details within are not to be relied upon as statements of fact. Not all areas of the house/land have been photographed, and the floor plan/measurements are approximate and not to scale. We have not tested any appliance or systems, and our description should not be taken as a guarantee that these are in working order. Should any alterations be mentioned as having been undertaken within the sellers' ownership, this is not confirmation that necessary consents have been obtained. A buyer should employ a solicitor/surveyor to verify relevant information.

### PARKING:

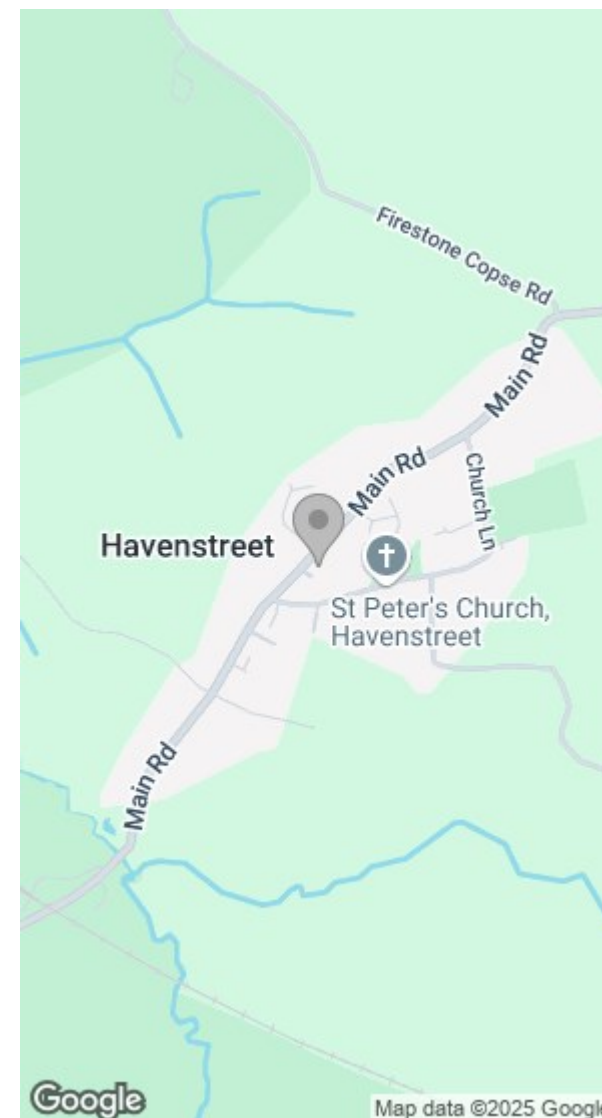
There is an allocated parking space within the residents' carpark (plus 2 available visitors' parking spaces)



TOTAL APPROX. FLOOR AREA 969 SQ.FT. (90.0 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			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



