

# SPENCE WILLARD



7 Eremue Court, Bridge Road, Yarmouth, Isle of Wight, PO41 0PH

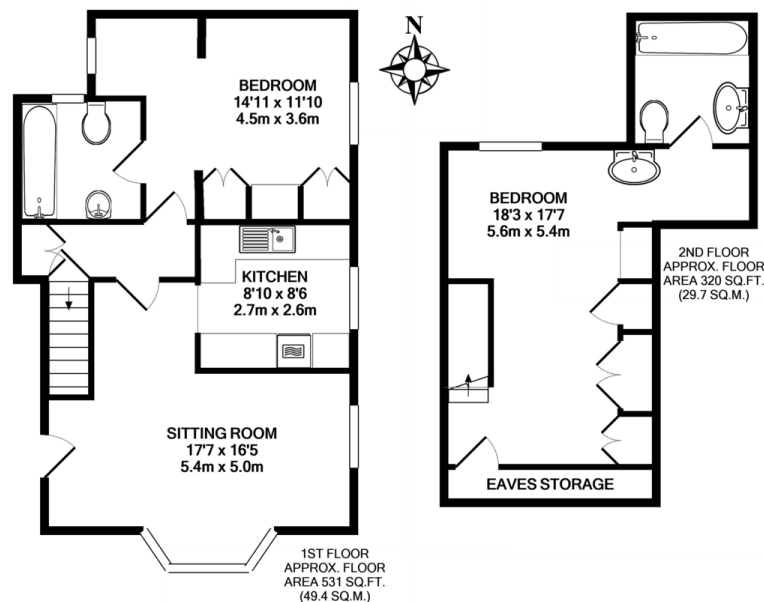
VIEWING  
01983 761 005  
YARMOUTH@SPENCEWILLARD.CO.UK  
WWW.SPENCEWILLARD.CO.UK

The two bedrooms are doubles and both enjoy bathroom en-suite facilities. There is ample built-in storage in the bedrooms. The first-floor bedroom is double aspect with an east and west facing window – there is also a good-sized dressing area.

The sitting room is double aspect with views to the south and east. It's a good-sized room with space for a dining table at one end and a sitting area for sofas. There is modern galley style kitchen with integrated appliances.

**ACCESS** The property is accessed from Bridge Road with pedestrian access into a communal lobby. The front door is located on the first floor.

**PARKING** Is a shared (first come, first serve) parking facility to the rear of the building. There are not enough spaces for all the apartments. Parking is off Wheatsheaf Lane. The parking slots are part of Eremue Court.



TOTAL APPROX. FLOOR AREA 851 SQ.FT. (79.1 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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**TENURE** Leasehold, with a newly created 135-year lease.

**CHARGES** £500 per year for the roof replacement fund.  
£375 per year for the insurance contribution.  
£100 per year for the management fee.

**EPC RATING D**

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