



WELLWOOD HOUSE, WELLWOOD GLADE BINSTEAD, PO33 4HA

£235,000
LEASEHOLD

A BEAUTIFUL 2 bedroom apartment in this imposing mansion and has the advantage of the main door leading onto the beautiful communal gardens. GARAGE. PARKING. Offered Chain Free. Wellwood House is reported to be built in 1820 and steeped in history and reportedly visited by Princess Beatrice. *according to Wootton bridge historical website.

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WELLWOOD HOUSE

- Beautiful 2 bedroom apartment
- Lovely communal gardens
- Garage and parking
- Offered Chain Free



The accommodation with approximate measurements to

Double glazed front door to:

Hallway

Radiators. Glass door to lounge. Storage with feature lighting.

Lounge 13'9" max x 14'1" max

Double glazed windows to 2 aspects. Radiators. Glass doors to hallway.

Bathroom

Obscured double glazed window. Radiator. Bath with shower attachment. Basin. W.C. Tiled splash back,

Kitchen / Diner 13'9" x 9'10"

Double glazed windows. Wall mounted gas boiler. Range of wall and floor units. Gas hob. Electric oven. Sink and drainer. Space for fridge / freezer / washing machine.

Bedroom 1 13'5" x 8'5"

Double glazed windows. Radiator. Storage cupboards

Bedroom 2 13'1" x 6'10"

Double glazed window. Radiator. Storage cupboard.

Outside

Garage with POWER . Parking. Beautiful communal gardens.

Grade 2 listed. Council Tax Band B.

Leasehold - remainder of 999 year lease

Ground rent circa £7.50 Per year

Maintenance circa £960 Per year (please confirm with your solicitor)



WELLWOOD HOUSE





TOTAL FLOOR AREA : 628 sq.ft. (58.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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 ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements