



**Flat 4 Wilverley**

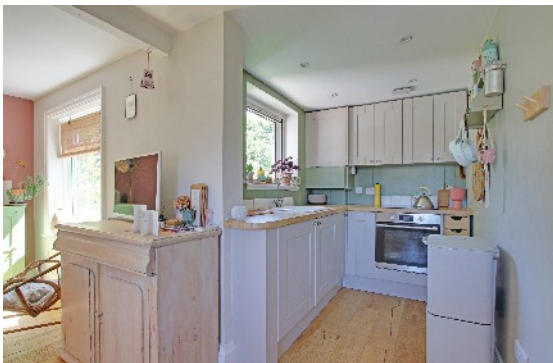
*Station Road, Sway, SO41 6AA*

**SPENCERS**  
NEW FOREST









*A charming first floor two bedroom apartment with garage and private mature garden.*

## The Property

Accessed via a communal entrance hall, this lovely, rustic apartment can be found at the top of the first set of stairs to the first floor. Once inside the flat, to the right hand side is Bedroom Two with window to side elevation. Opposite the front door is a family bathroom with feature roll-top bath with claw feet and shower over, pedestal wash basin, w/c, radiator with towel rail, opaque window to side elevation and extractor fan.

Bedroom One is accessed via steps up onto a wooden floor and there are two windows affording a great deal of light into the room. The lounge diner enjoys dual aspect windows and leads into the kitchen which has an integral washing machine, oven with electric hob units to wall and base height, finished with a tasteful sage wooden cladding.

## Grounds & Gardens

The apartment comes with a lovely, shaded garden containing a shed and raised flower beds. There is also a garage.

## Directions

From our office in Brockenhurst turn left and proceed up Brookley Road. Take the first right into Sway Road and continue to the end of the road before turning right onto the B3055. Continue for approximately two miles towards the village of Sway, before turning right into Station Road. The property is on the left.

**£310,000**



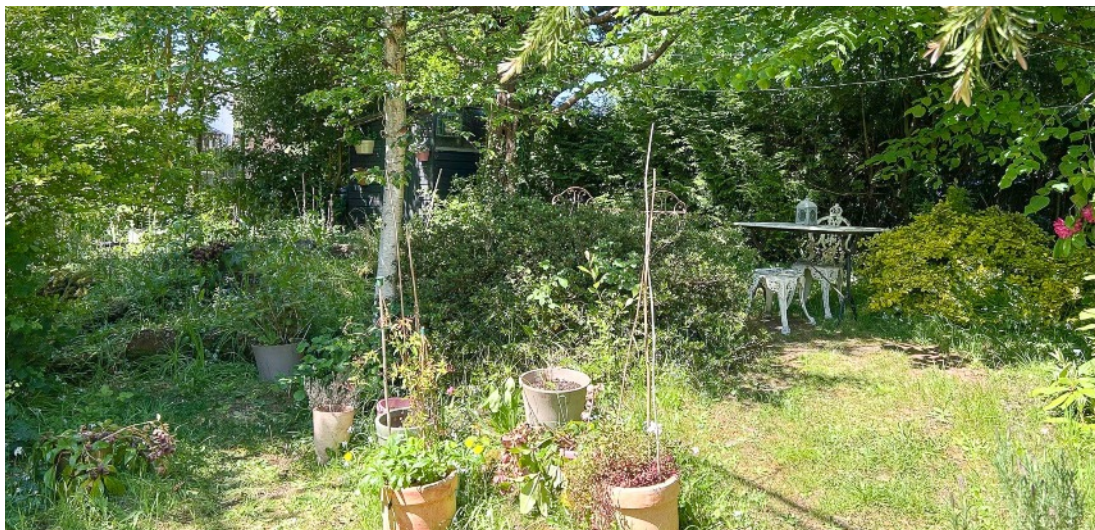


## First Floor

## Floor Plan







## Additional Information

Tenure: Share of freehold

Lease Term: Newly extended 999 year lease

Annual Service Charge: Cost of buildings insurance in the region of £370.00 and communal electricity in the region of £50.00.

Annual Ground Rent: N/A

Council Tax Band: B

Energy Performance Rating: C Current: 70 Potential: 76

Services: Mains gas, electric, water and drainage

Gas Central Heating

Construction Type: Standard Construction

Flood Risk: Very Low

Broadband: ADSL Copper-based phone landline

Current Broadband Supplier: BT

Ultrafast broadband with speeds of up to 1000 Mbps is available at the property (Ofcom)

Mobile Coverage: No known issues, buyers to check with their provider.

Parking: Garage and 2 allocated spaces

## Important Notice

Spencers Property would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full for efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.





For more information or to arrange a viewing please contact us:

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