



1 Glendower, Lower Green Road, St Helens, IW

£190,000



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Estate Agents

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DRAFT PARTICULARS ONLY:

Positioned in the heart of the beautiful and richly historic village of St Helens, this large first floor apartment occupies the top half of a period home. With tall ceilings; lovely sash windows and well appointed accommodation, the home offers two double bedrooms; bathroom and wonderfully large living room - with a wide sash bay window to the front looking over The Green. The smartly fitted kitchen sits next to the living room and has a useful serving hatch linking it to the room. Neatly arranged spiral paddle steps lead up to the loft room which has been created to give additional space and has a velux rear window offering a view to open countryside. With its convenient location in the heart of the village with its good range of amenities and close to the beautiful National Trust protected Duver, this is a very appealing, comfortable home.

Communal front entrance door to...

COMMUNAL HALLWAY:

With personal doors to both ground and first floor flats.

GALLERIED STAIRS TO FIRST FLOOR LANDING:

A split level area with sash windows to side, built in storage and chic beech tread wrought iron spiral staircase to the loft room. Two radiators.

KITCHEN:

15'6 max x 6'2 max (4.72m max x 1.88m max)

Fitted with a range of grained wood style cream units with marbled work surface; circular sink; gas hob; electric oven and extractor. Window to the front giving a pretty view over The Green. Serving hatch to...

LOUNGE/ DINING ROOM:

17'3 max x 15'6 + bay (5.26m max x 4.72m +bay)

A very well proportioned room with an elegant walk-in sash bay window offering a super view over the whole Green and creating a defined dining

space. Further sash window also to the front, real flame gas fire set in a surround, radiator and picture rails.

BEDROOM ONE:

16'11 x 9'7 max (5.16m x 2.92m max)

A large double bedroom with fitted mirror-fronted wardrobes, radiator and rear facing sash window.

BEDROOM TWO:

11'4 x 9'6 (3.45m x 2.90m)

A second double room with radiator and window to rear.

BATHROOM:

7'1 max x 7'5 max (2.16m max x 2.26m max)

With mostly tiled walls and white suite comprising of bath with mixer tap attachment; pedestal wash hand basin and W.C. Radiator and built in cupboard housing the gas fired boiler.

LOFT ROOM:

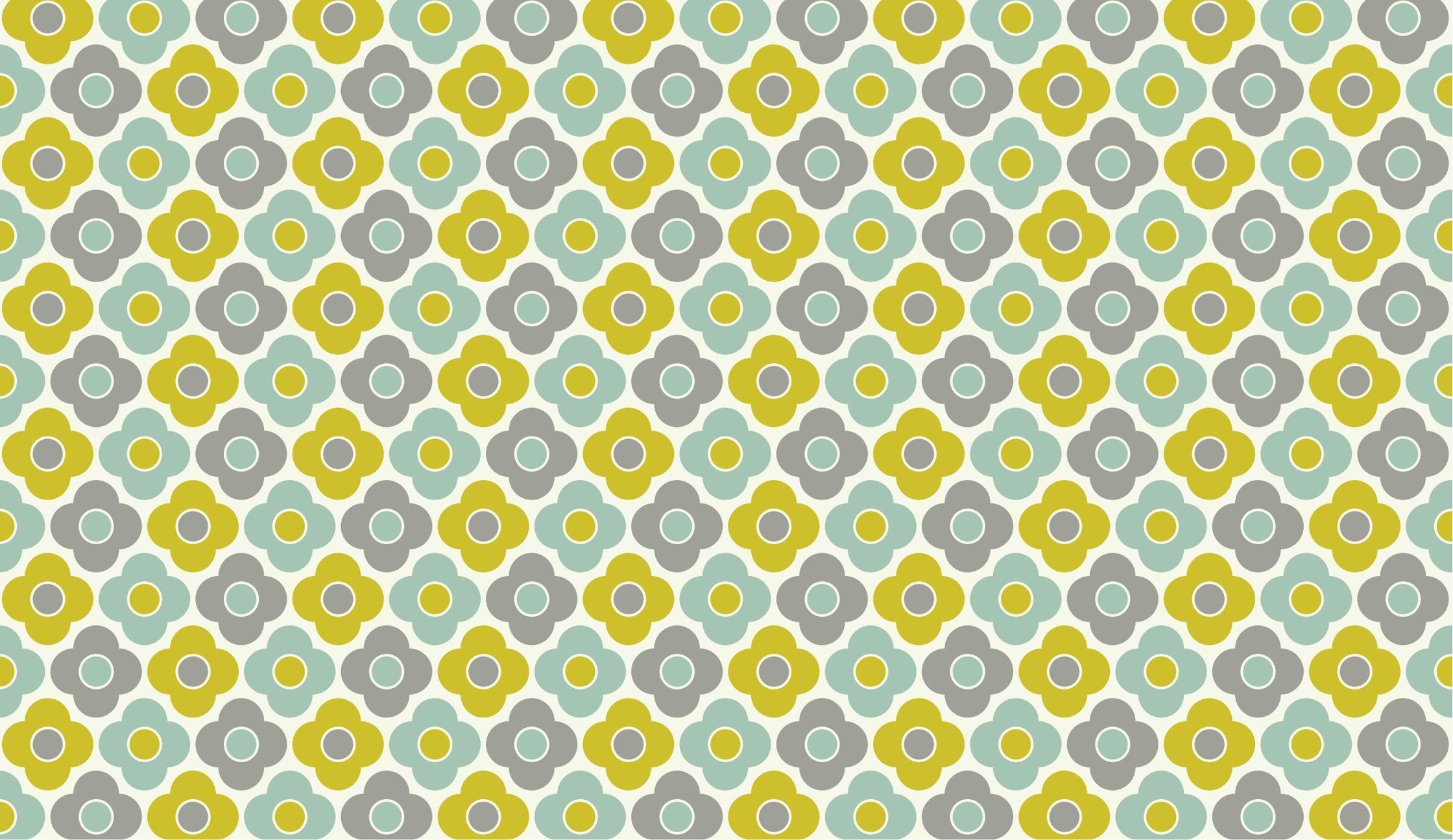
24'0 x 11'4 max (7.32m x 3.45m max)

Access to under eave storage. Double glazed velux window to rear giving a view to open countryside.

Viewings: Strictly by appointment only through Megan Baker Estate Agents

These particulars are issued in good faith, but do not constitute representation of fact or form any part of any offer or contract. The Agents have not tested any apparatus, equipment, fittings or services and room measurements are given for guidance purposes only. Where maximum measurements are shown, these may include stairs and measurements into shower enclosures; cupboards; recesses and bay windows etc.

Arrange a viewing: Call us on 01983 280555 or email: hello@meganbakerestateagents.com



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Baker**
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Love this property and want to see more?

Call us on **01983 280555**

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Pop in for a chat

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