

14 Park Road, Shanklin, Isle of Wight, PO37 6AY **Guide Price £395,000**





An investment opportunity has arisen to purchase this former guest house which has been converted into four separate self contained flats. Each of the flats are occupied by long standing tenants, which would enable prospective buyers to benefit from a regular monthly income.

Park Road, Shanklin

An investment opportunity has arisen to purchase this former guest house which has been converted into four attractive separate self contained apartment with private gardens. Each of the flats are occupied by long standing tenants on assured short hold tenancies, which would enable prospective buyers to benefit from a regular monthly income. Alternatively this could provide a home with income by occupying one of the apartments and receiving income for the other three.

Flat 1

Private entrance into kitchen, range of wall and base units, into lounge/ dining area, wall mounted gas boiler, x2 radiators. Double bedroom and a bathroom with an enclosed shower cubicle, low level WC and wash basin. Outside there is an enclosed private walled garden laid mainly to lawn.

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Flat 2

Door into large reception area, large storage cupboard, stairs to 1st floor landing. Lounge, window to front, radiator. In the kitchen there is a range of wall and base units and a wall mounted gas boiler. Two bedrooms and a bathroom with an enclosed shower cubicle, wash basin and low level WC. Outside there is an enclosed garden laid mainly to lawn.

Flat 3

Door into kitchen with a range of wall and base units, wall mounted gas boiler. Lounge, window to front and 1 radiator. Bedroom, with window to front and bathroom with panelled bath, low level WC and wash basin. Outside is an enclosed garden laid to lawn.

Flat 4

Door into kitchen, range of wall and base units, wall mounted gas boiler. Lounge/ bedroom, window to front, 1 radiator. Recessed area to bedroom. Bathroom, panelled bath, low level WC, pedestal basin and airing cupboard. Outside is a small enclosed garden.

Other Information

Freehold Council Tax Band Not Specified Gas central heating Double glazing







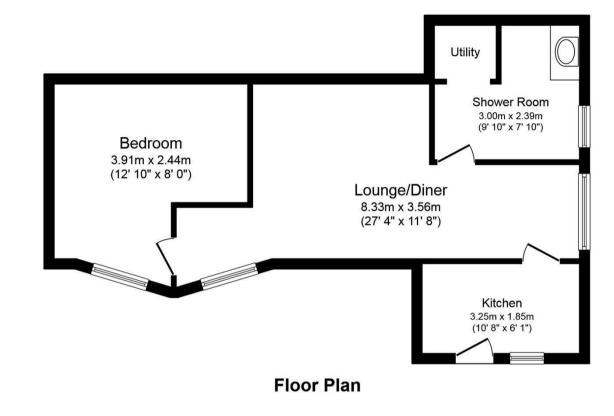
Viewing

Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.



Total floor area 50.3 sq.m. (542 sq.ft.) approx This plan is for illustration purposes only and may not be representative of the property. Plan not to scale





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