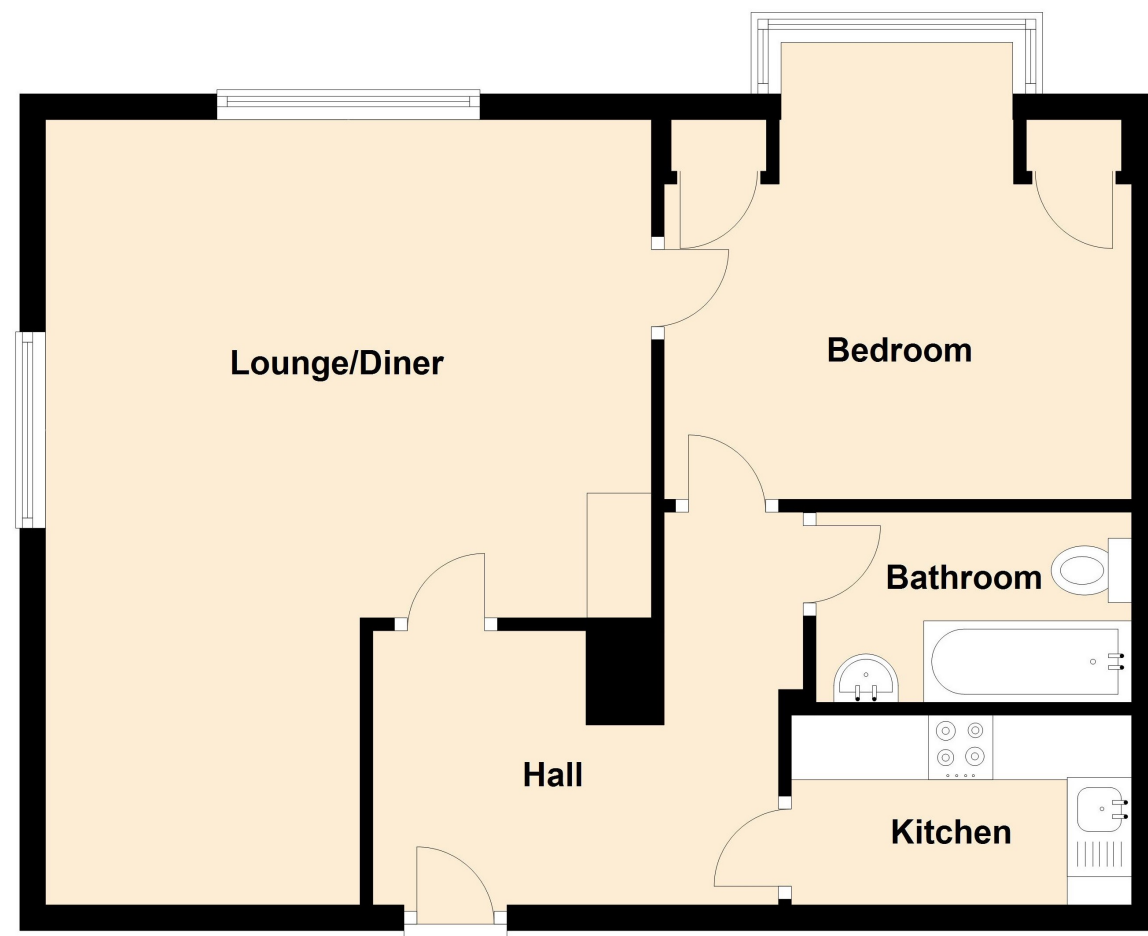


First Floor

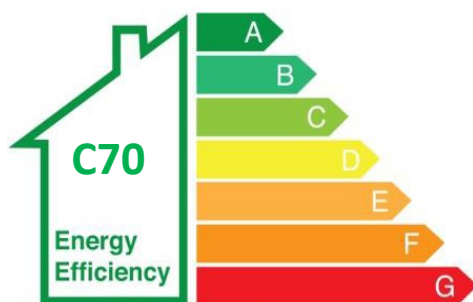


Floorplans are not to scale and for guidance only



**Livingstone, Apartment 3, Old School House,
22 Church Road, Shanklin, Isle of Wight, PO37 6QY**

£154,950



These particulars are issued on the strict understanding that all negotiations are conducted through Arthur Wheeler. Although they are believed to be correct their accuracy is not guaranteed nor do they form any part of a contract. Our description of appliances and/or services including central heating systems should not be taken as any guarantee that they are in working order and should be checked by a prospective purchaser. If there is anything of special importance, please contact the office and we will clarify this information.

MORTGAGE ADVICE

We recommend This is Prome LTD for all your mortgage and protection needs.

This is Prome will support you through all of your mortgage and protection needs, giving you honest and high quality advice from start to finish. This is Prome offers a wide range of mortgage options to meet your financial needs and circumstances.

Contact Emily Davies on 07875 713 816 / emilydavies@thisisprome.com

This is Prome Limited is an appointed representative of The On-Line Partnership Limited which is authorised and regulated by the Financial Conduct Authority, 30 Warren Avenue, Portsmouth, PO4 8PU.

Your home may be repossessed if you do not keep up repayments on your mortgage.

The Value of Experience



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Livingstone is a spacious one bedroom first floor apartment which forms part of the Old School House development situated on the outskirts of the Old Village area of Shanklin overlooking the Big Mead.

The Old School House was for many years the main school building of Upper Chine Girls’ private boarding school and was converted a few years ago into a number of well appointed apartments. Shanklin Old Village is about a 200 yard level walk and the main shopping centre is only about a further 500 yards. Nearby to the apartment is access to the Beach, the attractive Rylestone Gardens and the Big Mead which is a large open public space. Also nearly there is access to many miles of delightful footpaths over the coast and downland.

In our opinion the apartment was created to a high standard with features that include uPVC double glazed windows, gas central heating, oak flooring (where specified) and allocated parking.

The property will be of interest to investor buyers as it is being sold with the tenant in situ. It is currently let on an AST at £495 pcm exclusive.

COMMUNAL ENTRANCE HALL with decorative staircase leading to the **FIRST FLOOR**.

ENTRANCE DOOR opening to:

ENTRANCE HALL With oak flooring and security entry phone system. Door off to:

LOUNGE/DINER 19’3 reducing to 12’8 x 15’5 reducing to 9’5 (5.87m reducing to 3.86m x 4.7m reducing to 2.87m) a double aspect room with uPVC double glazed windows to the side and rear aspect overlooking the Chine. Oak flooring. Two radiators and fitted shelving. Drop down bed with glass shelves and storage above and drawer storage either side.

KITCHEN fitted with a matching range of beech shaker style base and wall units with black granite effect marble tops and tiled splashbacks. Fitted 4-ring halogen hob with extractor over and electric oven under. Fitted washing machine and fridge freezer. 1 bowl sink drainer unit with mixer tap and electricity fuse board.

BATHROOM fitted with a three piece white suite comprising pedestal wash hand basin, low level WC and wood panelled bath with grohe shower and glass shower screen. Part tiled walls, radiator and vinyl wood effect flooring. Door off to:

BEDROOM 11’11 x 12’4 reducing to 7’8 (3.63m reducing to 3.76m x 2.34m) with upvc box bay window to the rear aspect overlooking the Chine, fitted wardrobe cupboard and airing cupboard housing the gas fired combination boiler serving the central heating and domestic hot water supply. Further storage above and radiator.

OUTSIDE

The property has an allocated parking space. There are also communal gardens accessed via a gate which is mainly laid to lawn with a wealth of mature of shrubs and trees.

TENURE Leasehold. We understand the property is held on the balance of a 999 Lease from September 2003. We further understand that this apartment owns one tenth of the Freehold and the current Service Charge which includes the Buildings Insurance is £50 per month.

SERVICES All mains are available.

COUNCIL TAX Band A. Can be confirmed by the Isle of Wight Council (01983 823901).

VIEWING STRICTLY BY APPOINTMENT THROUGH
ARTHUR WHEELER ESTATE AGENTS (01983) 868333

