

## First Floor



Floorplans are not to scale and for guidance only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		78	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Mortgage Advice

We recommend Arthur Wheeler Financial Services Ltd for all your mortgage and protection needs. Arthur Wheeler Financial Services Ltd will support you through all of your mortgage and protection needs, giving you honest and high quality advice from start to finish. Arthur Wheeler Financial Services Ltd offer a wide range of mortgage options to meet your financial needs and circumstances.

Contact Emily Davies on 07875 713 816 / [emily@arthurwheelerfs.co.uk](mailto:emily@arthurwheelerfs.co.uk)

Arthur Wheeler Financial Services Ltd is an appointed representative of the On-line Partnership Limited which is authorised and regulated by the Financial Conduct Authority, 46 Regent Street, Shanklin, Isle of Wight, PO37 7AA

Your home maybe repossessed if you do not keep up payments on your mortgage.

These particulars are issued on the strict understanding that all negotiations are conducted via Arthur Wheeler Estate Agents. 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 purchasers. If there is anything of special importance, please contact the office and we will clarify this information.

LOVE WHERE YOU LIVE

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£175,000



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- FIRST FLOOR APARTMENT • TWO BEDROOMS • GAS CH & UPVC DOUBLE GLAZING • COMMUNAL GARDENS • CLOSE TO SHOPS • SHORT WALK TO BEACH

A spacious 2 bedroom purpose built First Floor Apartment being part of the development of 20 similar properties that were instructed approximately thirty years ago. The Flat is well situated in a tree lined road and is about half a mile from the upper High Street area of the Town and from there, there are the many shops and amenities and the picturesque Old Village area with its selection of bars and restaurants. Also within close proximity of the area is the railway station, Shanklin Esplanade and its lovely beaches.

Benefits to the Apartment include Kitchen/Diner, gas fired central heating, security entry phone system, replacement uPVC double glazing. Outside there is an allocated car parking space, visitors spaces and good sized communal gardens to the rear.

The property is offered with NO ONWARD CHAIN and to fully appreciate the accommodation we would recommend an internal viewing. It comprises:-

**COMMUNAL ENTRANCE HALL**

**ENTRANCE DOOR**

**ENTRANCE HALL**

**LOUNGE 14'1 x 12'10 (4.29m x 3.91m)**

**KITCHEN/DINER 9'7 x 8'8 (2.92m x 2.64m)**

**BEDROOM ONE 12'9 x 11'2 (3.89m x 3.40m)**

**BEDROOM TWO 10'7 x 8'1 (3.23m x 2.46m)**

**BATHROOM**

**OUTSIDE**

To the front of the property is one allocated car parking space with visitors car parking also available. To the rear of the property is large communal gardens with mature planting and trees, Patio area and clothes drying lines.

**TENURE**

Leasehold held on the balance of a 900 year lease from 25th December 1990. Management fee £840pa (to be paid quarterly)

**SERVICES**

All mains available.

**COUNCIL TAX**

Council Tax Band C (Can be confirmed)



