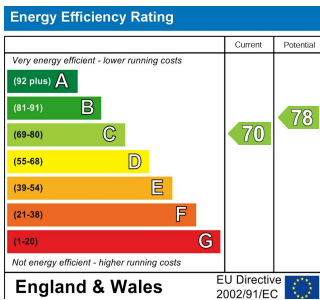


### Ground Floor



Floorplans are not to scale and for guidance only



### 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.

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#### COVERED ENTRANCE

#### ENTRANCE HALL

LOUNGE/DINER 31' x 14'5 (extending to 19'1 (9.45m x 4.39m (extending to 5.82m)

KITCHEN/BREAKFAST ROOM 12'4 x 10'6 (3.76m x 3.20m)

#### BATHROOM

BEDROOM TWO 12'3 x 8'6 (3.73m x 2.59m)

BEDROOM THREE 12 x 8'6 (3.66m x 2.59m)

MASTER BEDROOM 11'7 x 12'11 (3.53m x 3.94m)

#### EN-SUITE SHOWER ROOM

#### OUTSIDE

Opposite the front door there is one allocated car parking space and there are two communal visitor spaces in addition. Bin area. To the rear, as previously mentioned there is a private patio area for Flat 1 and beyond there are well established communal grounds which are mainly laid to lawn with a variety of shrubbery and trees etc. Two storage sheds.

#### SERVICES

Mains electricity, gas and water. Drainage by septic tank.

#### TENURE

To be confirmed. We understand the property is held on the balance of a long lease and the freehold of the property is owned by the residents management company, of which each flat owner is an equal shareholder. We understand the current service charge is approximately £150 per month, which includes a share of the buildings insurance premium, gardening etc.

#### COUNCIL TAX

Council Tax Band B (Can be confirmed on the Government website)

