

## Top 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>		77	79
(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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SHANKLIN  
PO37 6DS

£255,000



01983 868 333  
[www.arthur-wheeler.co.uk](http://www.arthur-wheeler.co.uk)





• TOP/THIRD FLOOR APARTMENT • THREE BEDROOMS • GAS CH & UPVC  
DG • LOUNGE/DINER • GARAGE • SUPER SEA VIEWS FROM COVERED BALCONY

#### COMMUNAL ENTRANCE & STAIRS

#### ENTRANCE HALL

LOUNGE/DINER 19'7 x 11'8 (5.97m x 3.56m)

PART COVERED BALCONY 22' x 4' (6.71m x 1.22m)

With super sea views.

KITCHEN 10'1 x 11'7 (3.07m x 3.53m)

#### BATHROOM/WC

BEDROOM ONE 10' x 15'8 (3.05m x 4.78m)

#### EN-SUITE SHOWER ROOM

BEDROOM TWO 13'4 x 9'4 (4.06m x 2.84m)

BEDROOM THREE 10' x 9'11 (3.05m x 3.02m)

#### OUTSIDE

GARAGE 19' X 11'9 with light. Visitor car parking spaces and communal gardens which are mainly laid to lawn.

#### SERVICES

All mains are available.

#### TENURE

Leasehold. Held on the balance of a 999 year lease from 1986. We understand each flat owner is an equal shareholder of the Residents Management Co Ltd who own the Freehold. We further understand that the current service charge is £1200 per annum which includes a share of the buildings insurance premium.

#### COUNCIL TAX

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

