

## Ground Floor



Floorplans are not to scale and for guidance only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		78
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	28	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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

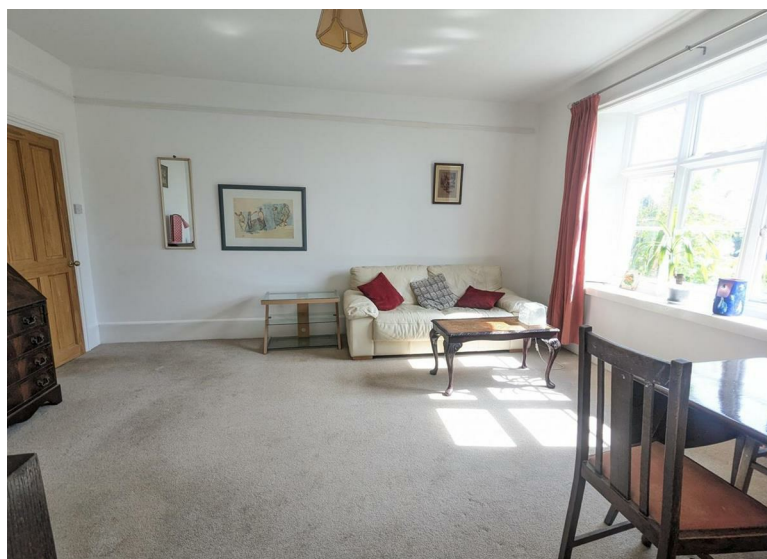
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- GROUND FLOOR FLAT • TWO BEDROOMS • SEA GLIMPSES • COMMUNAL GARDENS • CLOSE TO TOWN • IN NEED OF MODERNISATION

Situated in the heart of the seaside town of Ventnor in an elevated position overlooking the Ventnor and English Chanel, this ground floor flat really must be seen to appreciate the spacious accommodation on offer. The property is located to the front of this Grade 2 listed Villa and overlooks the mature communal gardens and tennis courts. The accommodation comprises 2 Bedrooms, Kitchen, Lounge and Shower room and is ready for someone to put their stamp on. The property is warmed by electric radiators and has no onward chain.

#### GROUND FLOOR COMMUNAL ENTRANCE HALL

##### ENTRANCE HALL

LOUNGE 15'8 x 12'6 (4.78m x 3.81m)

BEDROOM TWO 15'4 x 6'7 (4.67m x 2.01m)

KITCHEN 10'11 x 9'6 (3.33m x 2.90m)

BEDROOM ONE 16'3 x 15'7 (4.95m x 4.75m)

##### SHOWER ROOM

##### OUTSIDE

##### SERVICES

Electricity, Water & Drainage.

##### COUNCIL TAX

Council tax band A (Can be confirmed on the government website)

##### TENURE

Leasehold. 76 Years remaining (Lease extension of an extra 90 years available to extend to 166 years for £21,000 by negotiation)  
£2400 Maintenance per annum  
£600 Ground Rent per annum



