

## 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>                            |                            | 75      | 75        |
| (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<br>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

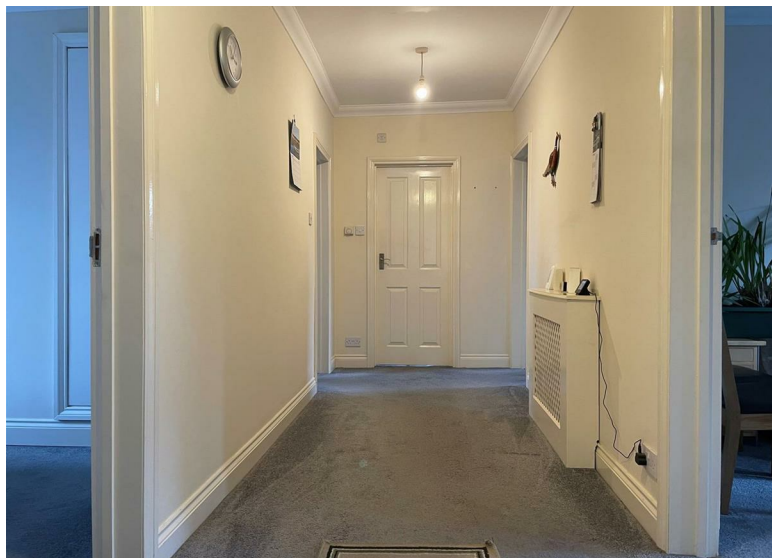
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• 2 BED FLAT • GARDEN • ORP FOR ONE CAR • PERFECT FTB/ SECOND HOME • LONG LEASE • CLOSE TO

## AMENITIES

A well proportioned first floor flat having its own allocated car parking space and private garden area. The accommodation benefits from GSH and replacement uPVC double glazed window's.

The property is situated towards the outskirts of the town centre that offers convenient access to the local amenities, that include a good selection of shops and services on Regent Street and the High Street, the railway station and the beach/esplanade.

The property would seem equally suitable for either permanent living or as a second home, and to full appreciate the accommodation we would strongly recommend internal viewing to appreciate the size.

It comprises:

### **Private Covered Entrance to First Floor**

**Entrance Hall 19'2 x 5'7 (5.84m x 1.70m)**

**Lounge 15'2 (into bay) x 12'10 max (4.62m (into bay) x 3.91m max)**

**Bedroom One 11'10 x 11'10 (3.61m x 3.61m)**

**kitchen 11'2 x 10'6 (3.40m x 3.20m)**

**Bedroom Two 11'10 x 8'7 (exclusive of wardrobes)  
(3.61m x 2.62m (exclusive of wardrobes))**

### **Bathroom/WC**

### **Outside**

As mentioned there is an allocated parking space for one car to the front. Side pathway leading to the flats own private garden to the rear which is enclosed by fencing to three sides and a hedge to the other. Mainly laid to grass with a wooden shed.

### **Services**

All mains available

### **Tenure**

Leasehold

We understand that the flat is held on the balance of a 999 year lease from 1982. The insurance and general maintenance are a 50/50 spilt with the ground floor flat, and we understand no ground rent is currently collected. (we understand that the ground floor flat owns the freehold)

### **Council Tax**

Band B (can be confirmed via Council)



