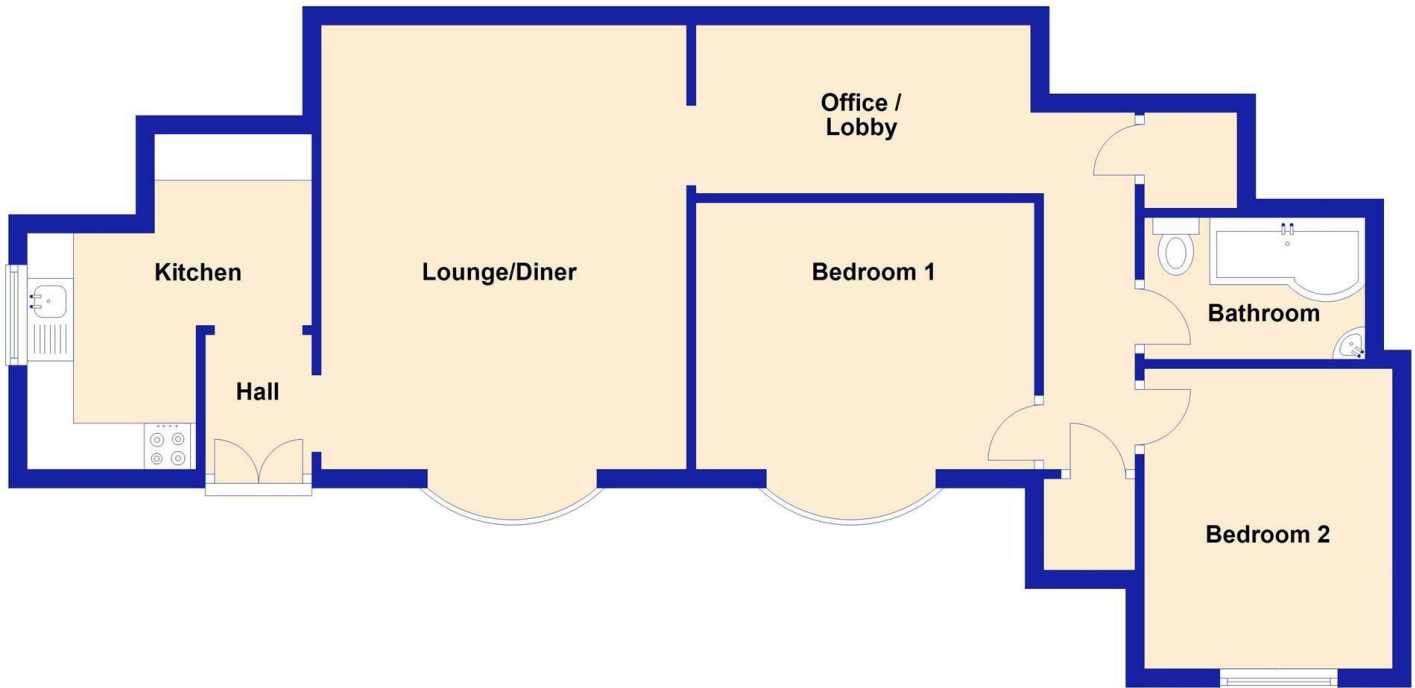


Ground Floor



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			
(69-80) C			
(55-68) D		66	73
(39-54) E			
(21-38) F			
(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

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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SALES@ARTHUR-WHEELER.CO.UK
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PO37 6AU

£139,950



01983 868 333
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- PRIVATE ENTRANCE • TOWN CENTRE LOCATION • SPACIOUS ACCOMMODATION • WALKING DISTANCE OF CLIFF PATH • QUIRKY LAYOUT • CHAIN FREE

Situated in the heart of Shanklin town centre with its many amenities within easy reach and with the stunning Cliff Path walks also very close by this Ground Floor two bedroom apartment really must be seen to appreciate the size of the accommodation on offer. The property has been upgraded in recent times to include superb bathroom suite, re-decoration, and new central heating system. The property also has convenience of its own private access and is warmed by gas central heating and has uPVC double glazed windows and doors throughout.

LOUNGE / DINER 15'9 x 13' (4.80m x 3.96m)

Bow window to front.

KITCHEN 12'3 reducing to 6' x 10'3 reducing to 8' (3.73m reducing to 1.83m x 3.12m reducing to 2.44m)

OFFICE / LOBBY 11'11 x 6' (3.63m x 1.83m)

Fitted glazed cupboards

HALL

two fitted cupboards one housing the Combination boiler

BEDROOM 1 11'10 x 9'4 (3.61m x 2.84m)

BEDROOM 2 10'8 x 8'10 (3.25m x 2.69m)

BATHROOM 7'10 x 5' (2.39m x 1.52m)

Fully re-fitted suite

TENURE - Leasehold (to be confirmed)

836 Years from 1st January 2020

Service Charge £250 per annum

SERVICES - All mains available

COUNCIL TAX - Band B



