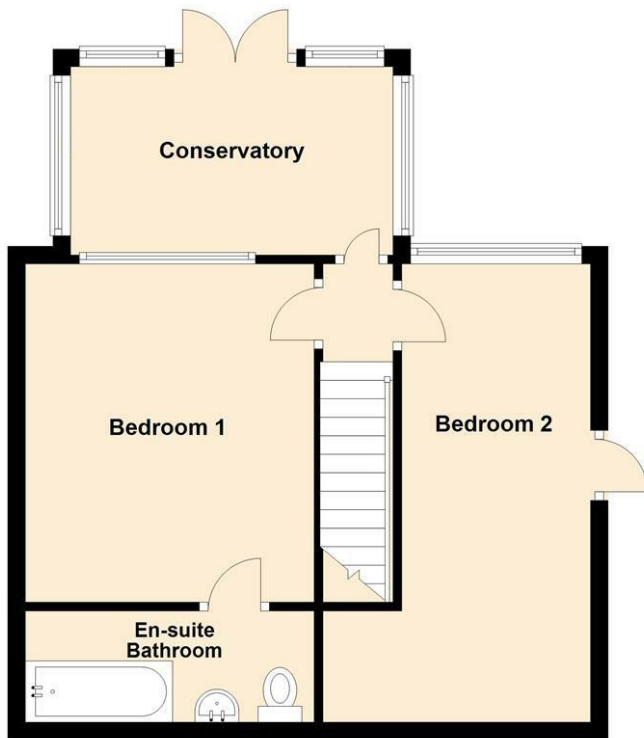


## Lower Ground Floor



## Ground 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>			
(55-68) <b>D</b>		68	76
(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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- PURPOSE BUILT MAISONETTE • 2 BEDROOMS MASTER EN SUITE • PRIVATE GARDENS FRONT AND REAR • CONSERVATORY • PRIVATE ENTRANCE • ALLOCATED PARKING SPACE

Situated in the heart of Shanklin with its many amenities, bus and rail links this lovely two story maisonette really must be seen to appreciate the size of the accommodation on offer. The property comprises Lounge/Diner, Kitchen and Shower room on the ground floor with stairs down to the lower ground floor where you will find 2 good sized bedrooms with the main bedroom having an en-suite bathroom. There is also a lovely conservatory overlooking the gardens. Outside you have your own private entrance, allocated parking space and private front and rear gardens. The property is warmed by gas central heating and has uPVC double glazed windows and doors throughout. We feel the property would suit a multitude of uses and is offered with no forward chain. It comprises:

#### HALL

LOUNGE/DINER 21'2 x 11' (6.45m x 3.35m)

KITCHEN 15'9 x 7'6 (4.80m x 2.29m)

#### SHOWER ROOM

#### LOWER GROUND FLOOR

BEDROOM 1 12'8 x 10'8 (3.86m x 3.25m)

#### EN-SUITE BATHROOM

BEDROOM 2 17'1 x 7' (5.21m x 2.13m)

CONSERVATORY 12' x 7' (3.66m x 2.13m)

#### TENURE

LEASEHOLD (TBC) 150 years from 1972

The ground rent is £20 a year.

The building insurance and any upkeep of the common areas (carpark and fabric of the building) is a one quarter share.

#### SERVICES

ALL MAINS AVAILABLE

#### COUNCIL TAX

BAND B

