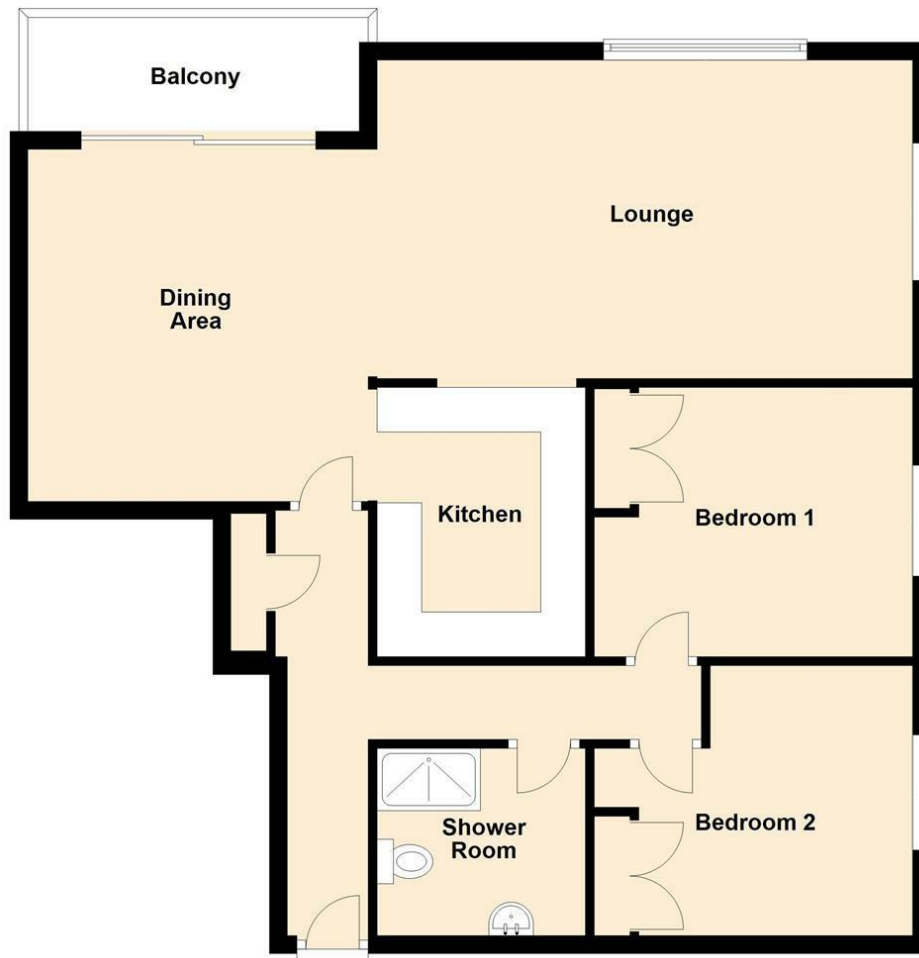


## Ground Floor



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>			64
(39-54) <b>E</b>		45	
(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.

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## LOCATION

A superb purpose built first floor maisonette occupying arguably one of the best locations in Shanklin that is only about half a mile from the town centre and a short walk to the sandy beaches on Shanklin esplanade. The property enjoys easterly and southerly aspects from the main accommodation and additionally there is a covered balcony from the front enjoying panoramic views towards the English Chanel and towards Culver Cliff at Sandown Bay.

The current owner has extensively refurbished the property during the last 5 years or so and features include electric water boiler, electric wall heaters, replacement uPVC double glazed windows, refitted kitchen and bathroom suites and floor coverings. Additionally there is a double length garage allocated to the maisonette. The property would seem equally suitable for either permanent living or as a second home and we would recommend an internal viewing to fully appreciate the well presented accommodation. It comprises:

### ENTRANCE DOOR TO HALLWAY

Band D

with cupboard housing Rointe Kyros electric water boiler.

### DINING AREA 13'1 x 9'4 (3.99m x 2.84m)

with double glazed sliding patio door to covered balcony (11'1 x 5'5).

### LOUNGE 18' x 11'9 (5.49m x 3.58m)

### KITCHEN 9'10 x 8'5 (3.00m x 2.57m)

### BEDROOM 1 11'10 into open wardrobe x 9'11

(3.61m into open wardrobe x 3.02m)

### BEDROOM 2 11'9 into open wardrobe x 9'9 (3.58m

into open wardrobe x 2.97m )

### SHOWER ROOM

### OUTSIDE

There is a double length garage measuring 26'3 x 9'10 with up and over door, power and light.

### SERVICES

All mains are available.

### TENURE

The property is held on a 999 years lease commencing 1978. The current service charge is £1000 per annum which includes a share of the building insurance. We further understand that the residents' management company owns the freehold and each flat owner has an equal share in the management company .

### COUNCIL TAX





