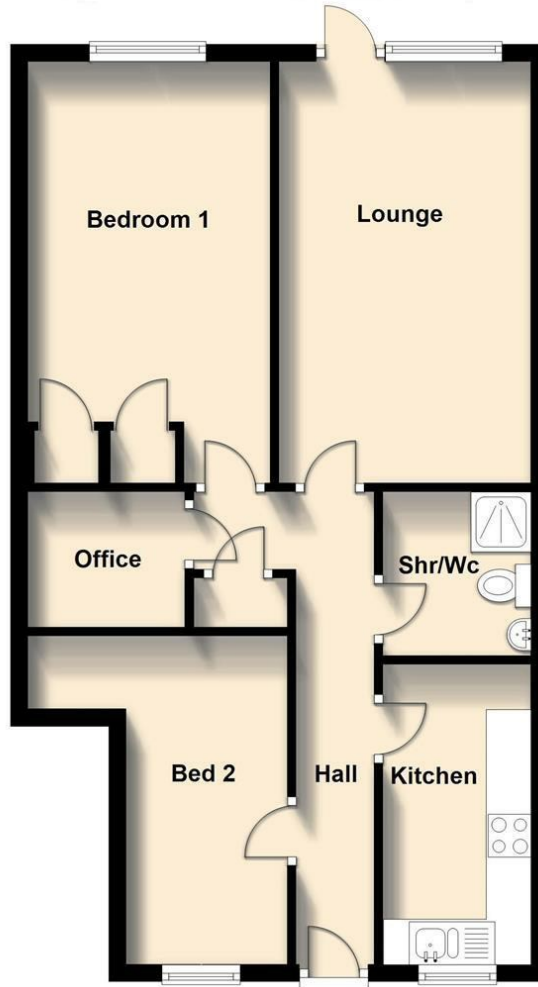
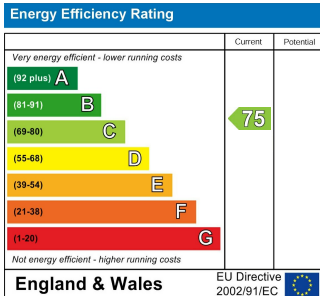


Ground Floor



Floorplans are not to scale and for guidance only



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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• 2 BEDROOMS • PRIVATE ENTRANCE • PERMIT PARKING • DIRECT ACCESS TO COMMUNAL GARDEN • GAS
CENTRAL HEATING & UPVC DOUBLE GLAZED • CHAIN FREE

This purpose built ground floor maisonette is offered for sale with early vacant possession and would be ideal as a home or for investment.

Josephs Way is located about 200 yard walk to the main shopping area of the town and nearby there is access to many miles of footpaths over the lovely countryside which surrounds Shanklin

In recent years it has been upgraded and improved by way of the installation of a modern kitchen and a contemporary shower and WC. It has two bedrooms and also features a third internal room which can be utilised as a Office/Study. There is residents permit parking and the flat has immediate access to a South facing mature garden (this garden is shared with the flat above).

In our opinion, the flat is offered for sale in a good condition with accommodation that is warmed by gas fired central heating and has uPVC framed double glazed windows. We would recommend an internal viewing to see the surprisingly spacious accommodation, which comprises :-

ENTRANCE HALL

LOUNGE 16'2 x 9'7 (4.93m x 2.92m)

Door providing direct access to the communal Garden

KITCHEN 11'7 x 5'8 (3.53m x 1.73m)

BEDROOM 1 16'2 x 9'3 (4.93m x 2.82m)

BEDROOM 2 12'7 x 6'3 (3.84m x 1.91m)

Wardrobe Recess

OFFICE/STUDY 5'11 x 5'5 (1.80m x 1.65m)

SHOWER ROOM 6'5 x 5'8 (1.96m x 1.73m)

OUTSIDE

As previously mentioned this property has a direct access from the lounge to a garden area (this garden is shared with the flat above) which is mainly laid to shingle and planted with a wealth of mature planting. Permit parking available to the rear of the block for one vehicle.

TENURE

Held on a balance of a new lease as of 2024 for a period of 990 years

Service Charge is £940.68 per annum which includes building insurance and upkeep of the common areas.

COUNCIL TAX

Band B

SERVICES

All mains available

