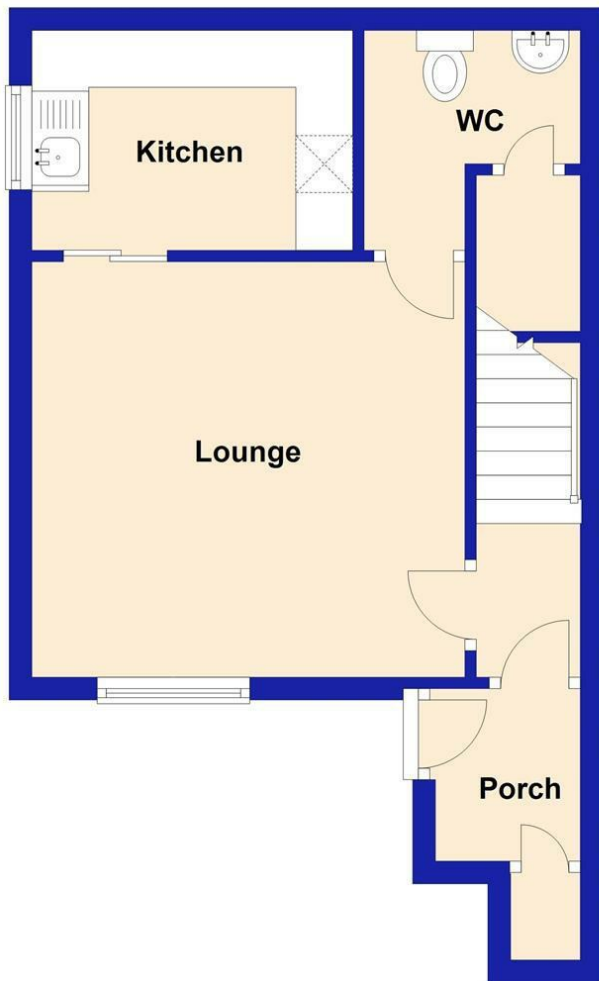
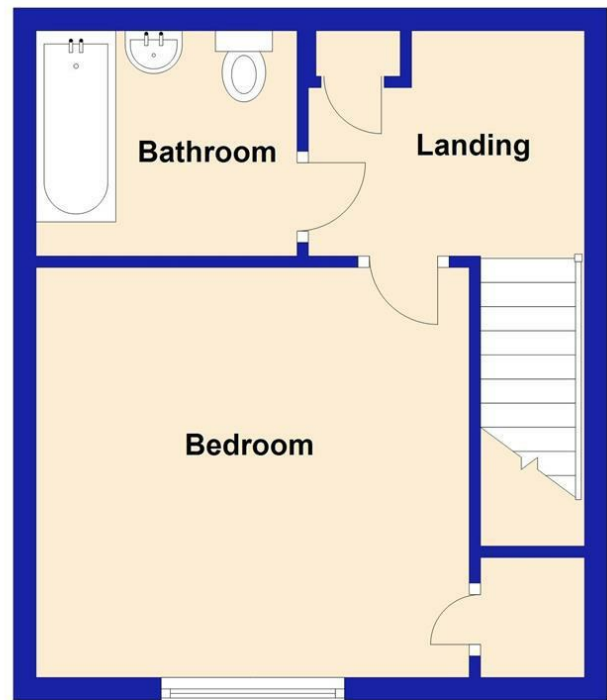


## Ground Floor



## 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>			<b>81</b>
(69-80) <b>C</b>		<b>61</b>	
(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			
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](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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10  
BRINKCLIFFE GARDENS  
LAKE  
PO36 8PS

£132,000



01983 868 333  
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• END OF TERRACE HOUSE • ONE BEDROOM • OVER 55'S • COMMUNAL GARDENS • CLOSE TO CLIFF PATH & BEACHES

An end of terrace house forming part of a small development of properties specifically for the over 55's and being well located within convenient reach of the Cliff Path which in turn provides access to the beach, Lake train station and the local shops including a good Tesco convenience store.

Features and benefits to the property include: electric night storage heating, double glazed windows, downstairs cloak room, and externally there are well tended communal gardens and residents parking. By modern day standards we feel the property is in need of some updating.

The property is offered with NO ONWARD CHAIN and we would recommend an early viewing. It comprises:

**HARDWOOD FRONT DOOR TO**

**ENTRANCE LOBBY**

**SITTING ROOM 12'5 x 12 (3.78m x 3.66m)**

**CLOAKROOM**

**KITCHEN 9'4 x 6'4 (2.84m x 1.93m)**

**STAIRS TO**

**FIRST FLOOR & LANDING**

**BEDROOM ONE 10'3 x 12'2 (3.12m x 3.71m)**

**BATHROOM/WC**

**OUTSIDE**

There is a external store cupboard for the sole use of Number 10. Non allocated residents parking. Well tended and stocked communal gardens with a further area which is mainly laid to lawn.

**SERVICES**

All mains are available.

**TENURE**

Held on a 125 year lease from January 1st 1990

The freehold is owned by the Brinkcliffe Management Company Limited and each house owner is an equal shareholder.

The current service charge is £130 per month which covers Building Insurance, General Maintenance, Garden Upkeep, Wightcare Pendant, Window Cleaning and Managing Agent Fees.

**COUNCIL TAX**

Council Tax Band B (Can be confirmed on the government website)



