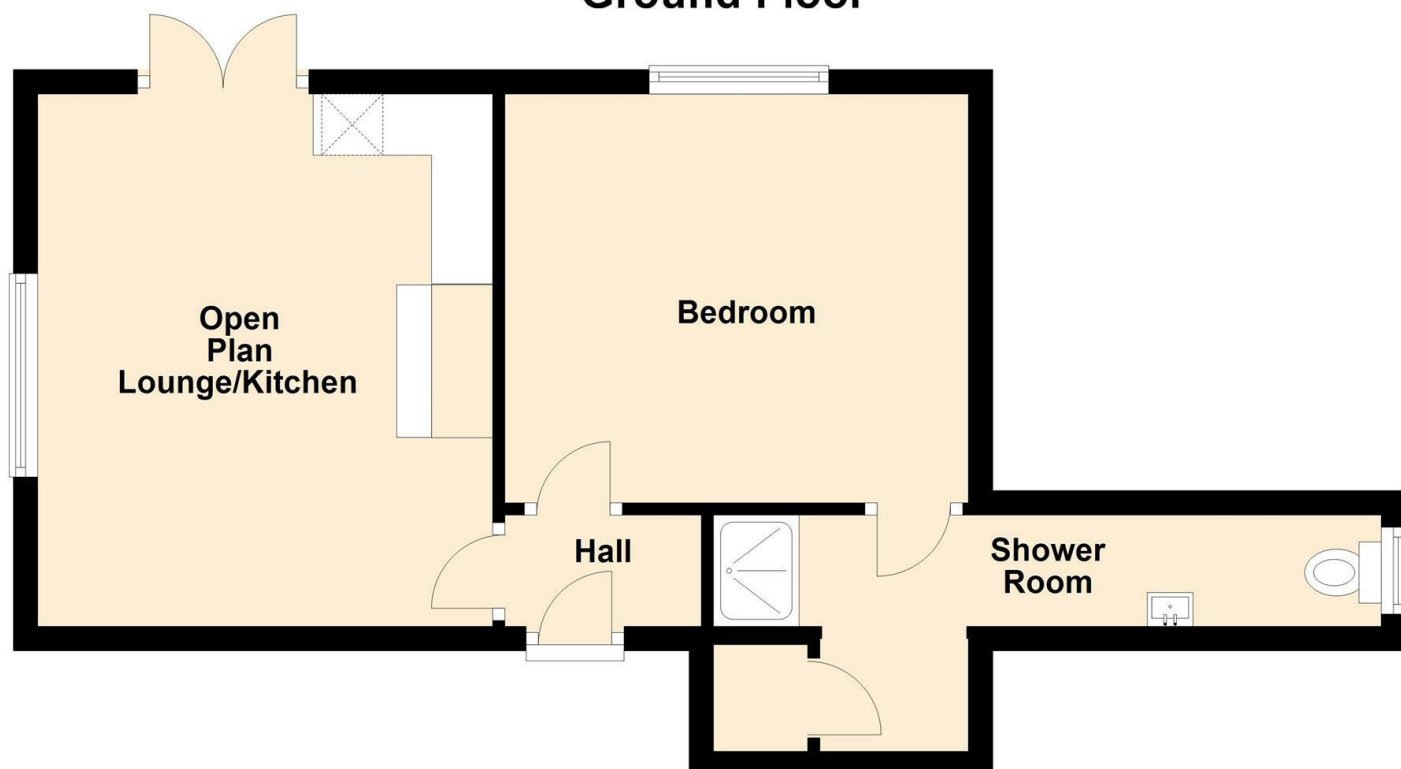


Ground Floor



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			73
(69-80) C			
(55-68) D			
(39-54) E		46	
(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

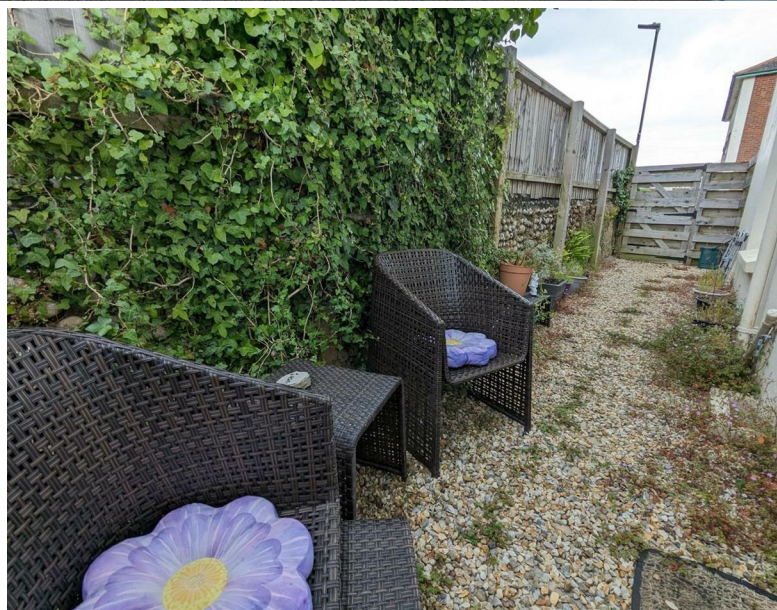
46 REGENT STREET
SHANKLIN
ISLE OF WIGHT
PO37 7AA

01983 868 333
SALES@ARTHUR-WHEELER.CO.UK
WWW.ARTHUR-WHEELER.CO.UK



20
CARTER STREET
SANDOWN
PO36 8BP

£95,000



01983 868 333
www.arthur-wheeler.co.uk



- OFF ROAD PARKING • COURTYARD GARDEN • OPEN PLAN LOUNGE/KITCHEN • CLOSE TO BEACH, TOWN & ESPLANADE • NO PET POLICY • CHAIN FREE

Situated just off the main town of Sandown and within walking distance of the Beach and Esplanade this 1 bedroom ground floor flat would seem ideal for a first time buyer, investment or second home use. The flat has direct access from the Lounge to a small courtyard GARDEN which in turn leads to the off road PARKING area at the rear. The property is warmed by electric panel radiators and has uPVC double glazed windows. Further benefits include open plan Lounge/Kitchen and double bedroom with en-suite Shower Room. The property is offered with no onward chain and comprises;

COMMUNAL ENTRANCE

ENTRANCE HALL

OPEN PLAN LOUNGE / KITCHEN 14'3 x 12'2 (4.34m x 3.71m)

Double doors to private courtyard garden

BEDROOM 12'5 x 11'4 (3.78m x 3.45m)

EN-SUITE SHOWER ROOM

OUTSIDE

To the side of the property is a enclosed courtyard garden mainly laid to shingle. Gate leading to the rear parking area where this property has a right to park one vehicle.

TENURE

Leasehold: held on the balance of a 999 year lease from 1989.

Ground Rent: £35 per year

Service Charge: £1,200 per year

SERVICES

Mains Electric, Water and Drainage

COUNCIL TAX: Band A



