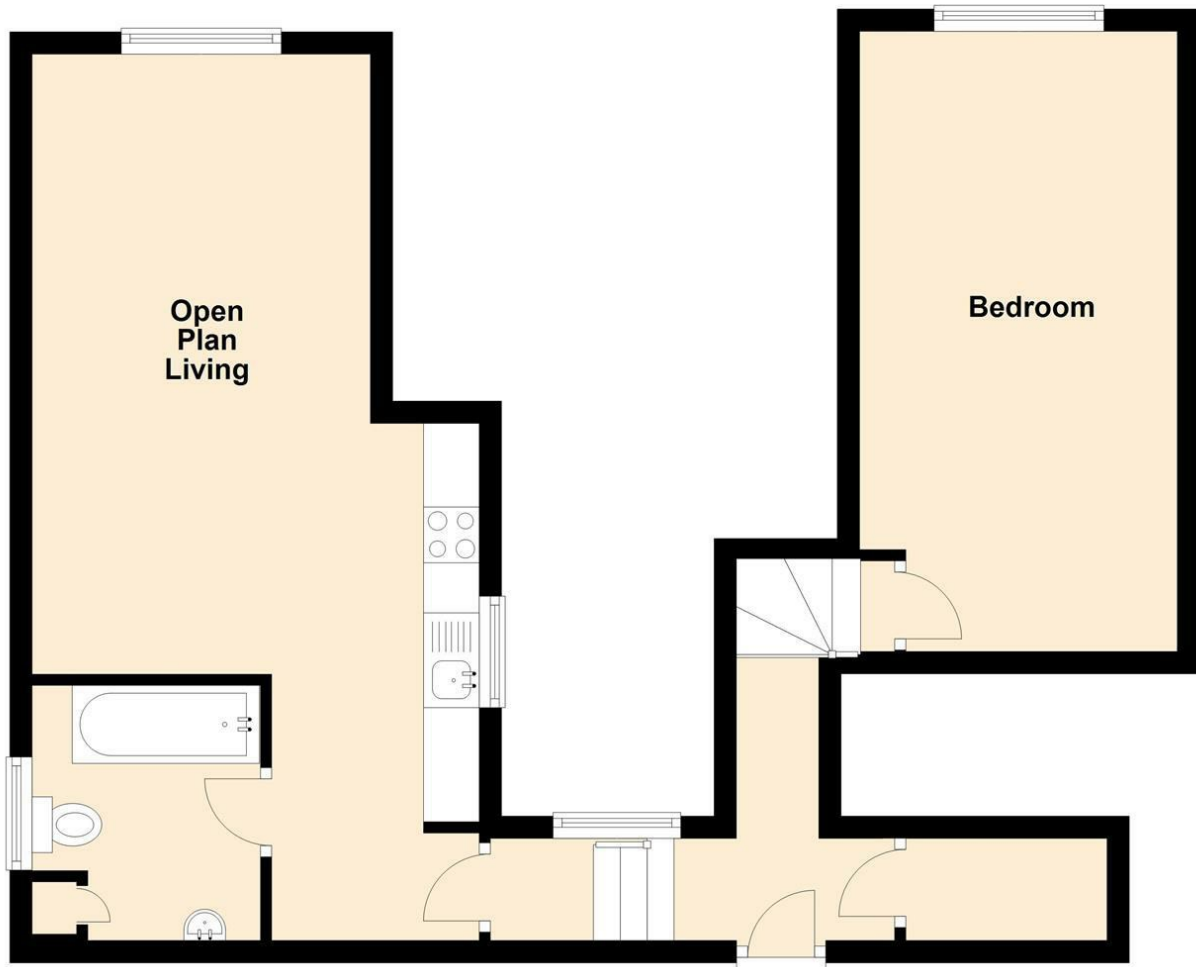


# Top Floor



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>		73	76
(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			
<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

46 REGENT STREET  
SHANKLIN  
ISLE OF WIGHT  
PO37 7AA

01983 868 333  
[SALES@ARTHUR-WHEELER.CO.UK](mailto:SALES@ARTHUR-WHEELER.CO.UK)  
[WWW.ARTHUR-WHEELER.CO.UK](http://WWW.ARTHUR-WHEELER.CO.UK)



10 OLD SCHOOL HOUSE  
22 CHURCH ROAD  
SHANKLIN  
PO37 6QY

£129,950



01983 868 333  
[www.arthur-wheeler.co.uk](http://www.arthur-wheeler.co.uk)



- OFF ROAD PARKING • POPULAR OLD VILLAGE LOCATION • CLOSE TO SUPERB WALKS • TOP FLOOR 1 BEDROOM FLAT • COMMUNAL GARDENS • MUST SEE

A Second Floor one Bedroom Apartment forming part of a tasteful conversion of the former Upper Chine Girls School building. The property is well located just to the south of the picturesque Shanklin Old Village and opposite is the Big Mead open recreation area, Rylstone Garden is about a 400 yards walk and the main Shanklin Town Centre is approximately half a mile distant.

Features of the property include electric heating, double glazed windows, modern Kitchen and Bathroom suites and allocated off road parking.

The Apartment would seem ideal for either permanent, second home or investment use and to fully appreciate the accommodation offered we would recommend an internal viewing. It comprises:

**COMMUNAL ENTRANCE - Stairs to top floor**

**ENTRANCE HALL**

**KITCHEN AREA 12'3 x 6'1 (3.73m x 1.85m)**

**LOUNGE AREA 17'9 x 10' (5.41m x 3.05m)**

**BATHROOM**

**BEDROOM 18'3 x 9'11 (5.56m x 3.02m)**

**OUTSIDE**

Gravelled car park area with allocated parking for one vehicle— visitors' spaces are provided.

Communal Garden area mainly laid to lawn with a variety of mature trees and shrubs.

**SERVICES**

Electricity, Mains Drainage and Water

**TENURE**

Leasehold. We understand that the property is held on the balance of a 999 year lease. We further understand that this Apartment owns one tenth of the Freehold and the current service charge which includes Buildings insurance and window cleaning is £97 per month.

**COUNCIL TAX - Band A**



