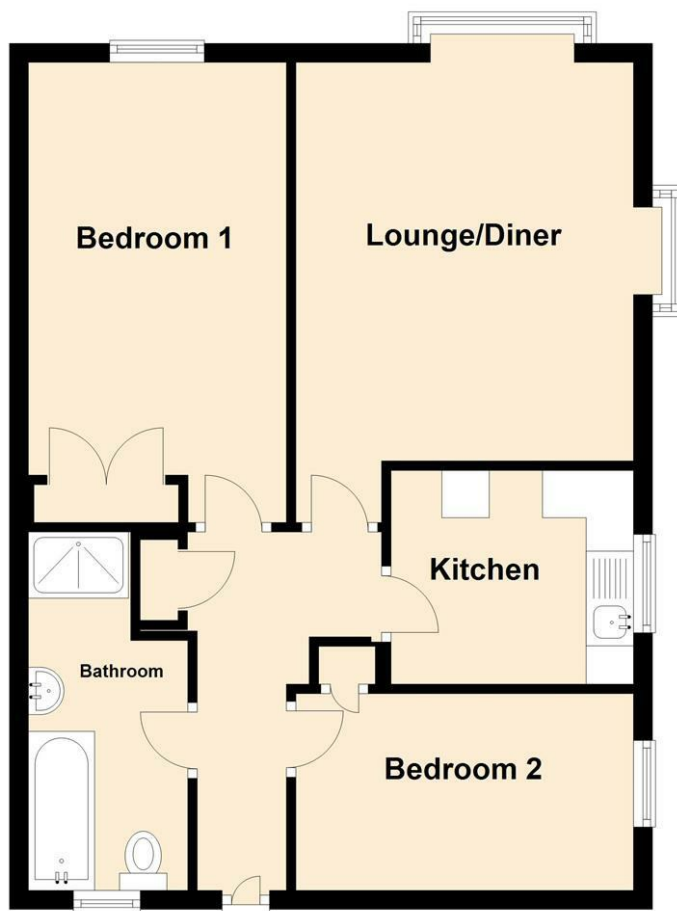


Ground Floor



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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	69	76
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

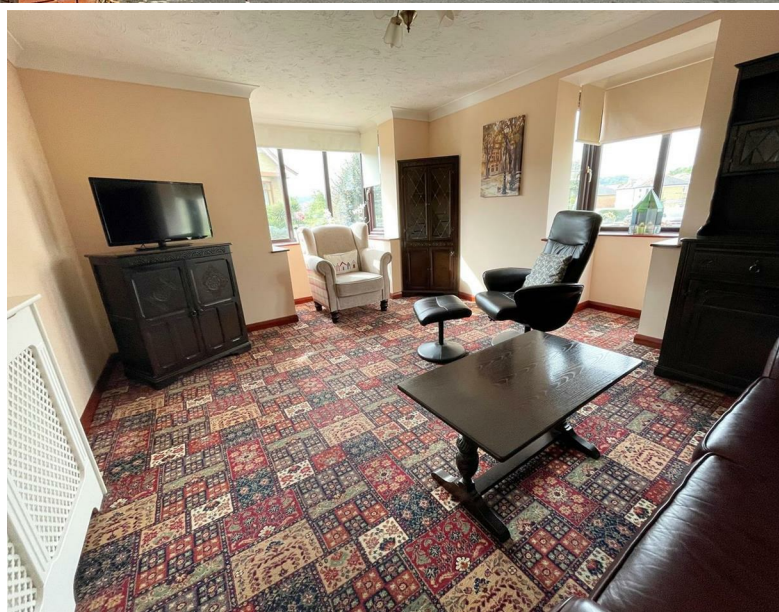
46 REGENT STREET
SHANKLIN
ISLE OF WIGHT
PO37 7AA

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



1 CAERNARVON LODGE
2 CLARENCE ROAD
SHANKLIN
PO37 7BH

£165,000



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



- SELF CONTAINED PURPOSE BUILT GROUND FLOOR FLAT • 2 BEDROOMS • GAS FIRED CENTRAL HEATING • UPVC REPLACEMENT WINDOWS • ALLOCATED PARKING • OUTSKIRTS OF TOWN

A self contained, purpose built, ground floor flat occupying a corner site on Clarence Road and Wilton Park Road and offering relatively easy and level access to the Town Centre shops and amenities which are an approximate half of a mile distant. The amenities include a doctors surgery, three pharmacies, two Co-operative stores, one with a sub Post Office. There is also a Bus Terminus and a Railway Station that connects to the mainland via the Ryde - Portsmouth passenger catamaran service.

The well planned accommodation benefits from gas fired central heating and replacement uPVC double glazed windows. Outside there is an allocated parking space for one car.

The property is offered with no onward chain and we would recommend an internal viewing to fully appreciate the accommodation. It comprises:

ENTRANCE HALL

with store/linen cupboard.

COUNCIL TAX

Band B

LOUNGE/DINER 13'9 exc of door recess x 11'9 exc of bay (4.19m exc of door recess x 3.58m exc of bay)

KITCHEN 8'5 x 7'5 (2.57m x 2.26m)
with Worcester 230 gas fired boiler.

BEDROOM 1 8'10 x 13'9 exc of double wardrobe (2.69m x 4.19m exc of double wardrobe)

BEDROOM 2 11'8 x 6'10 exc of fitted single wardrobe (3.56m x 2.08m exc of fitted single wardrobe)

BATHROOM/WC

with suite comprising panel bath, pedestal wash basin and low level WC. Separate shower cubicle.

OUTSIDE

As previously mentioned there is allocated parking for one car. Communal Storage Area.

SERVICES

All mains are available.

TENURE

We understand the property is held on a 999 year lease from January 1995. We further understand that the freehold is owned by the residents management company of which each flat owner is an equal shareholder. The current service charge which includes a share of the Buildings Insurance premium is £850pa.



