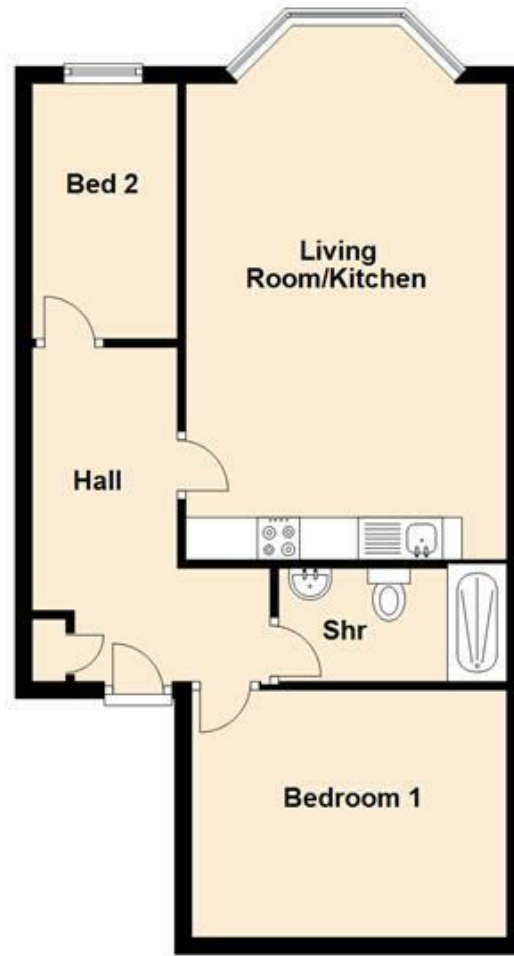


First Floor



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		61	73
(39-54) E			
(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

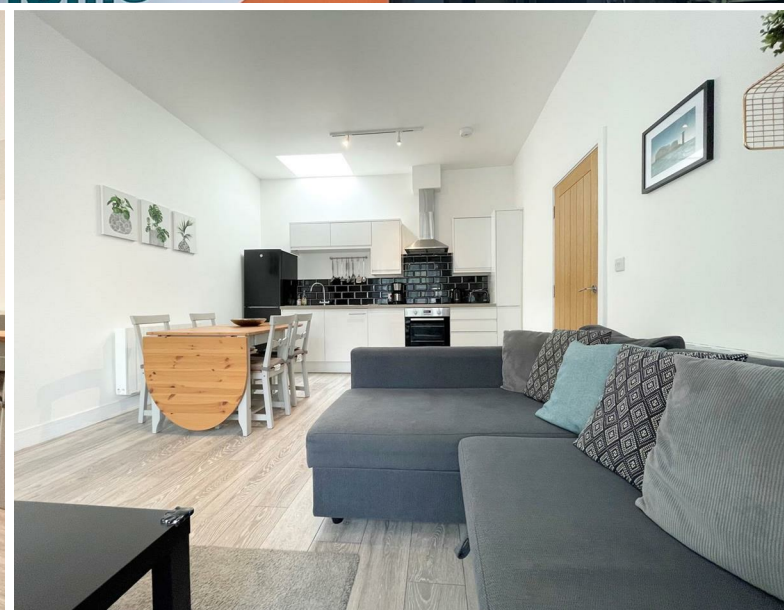
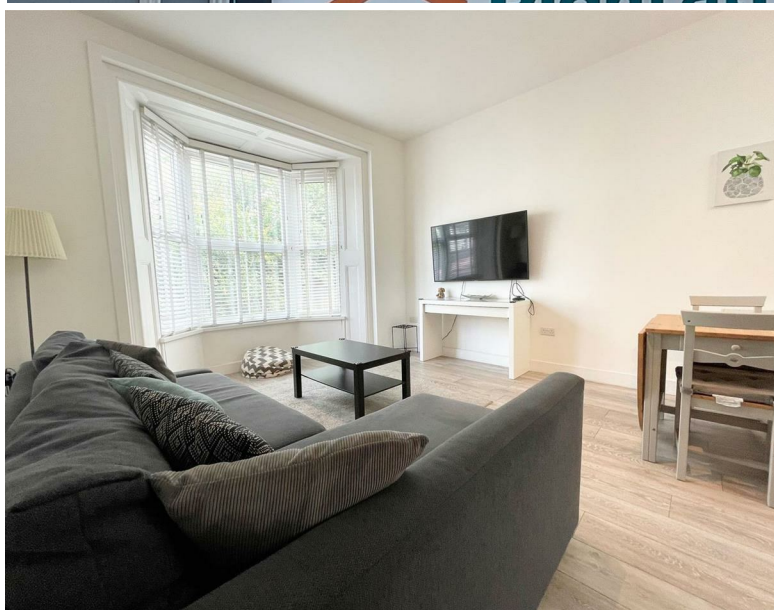
46 REGENT STREET
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FLAT 1 47A
HIGH STREET
SHANKLIN
PO37 6JJ

£149,950



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



- 2 BED FIRST FLOOR FLAT • WELL APPOINTED AND PRESENTED ACCOMMODATION • TOWN CENTRE LOCATION • NO ONWARD CHAIN

A superb First Floor flat that was created approximately 7 years ago and being finished to a high standard with features including uPVC double glazed windows, thermostatically controlled electric heaters, internal oak doors and good quality kitchen and shower room fittings.

The property would seem equally suitable as either a permanent residence or as a buy to let or Airbnb investment. The flat is well situated in the town centre and provides convenient access to the picturesque Old Village with its selection of bars and restaurants, the Big Mead Recreation Area and the sandy beaches of Shanklin Esplanade. It should be noted that the furniture and effects are available by separate negotiation and the property is offered with no onward chain. It comprises;

Entrance Door to Communal Area and Stairs to First Floor

FLAT 1

Hallway with fitted store cupboard.

OPEN PLAN LOUNGE/KITCHEN 21'9 into feature bay x 12'7 (6.63m into feature bay x 3.84m)

Kitchen with Electric Oven, Ceramic Hob with Extractor Unit over. Retractable Larder Cupboard. Integrated Washer/Dryer.

BEDROOM 1 12'4 x 8'9 (3.76m x 2.67m)

BEDROOM 2 9'11 x 5'8 (3.02m x 1.73m)

SHOWER ROOM

with double width tray, Basin and WC. Heated Towel Rail.

NB: Although there is no allocated parking with the property there is a long stay public car park nearby on the corner of Orchardleigh Road and St Johns Road.

SERVICES

Mains electricity, water and drainage.

TENURE

Leasehold. Held on the balance of an 810 year lease from 1871.

COUNCIL TAX

Band A.



