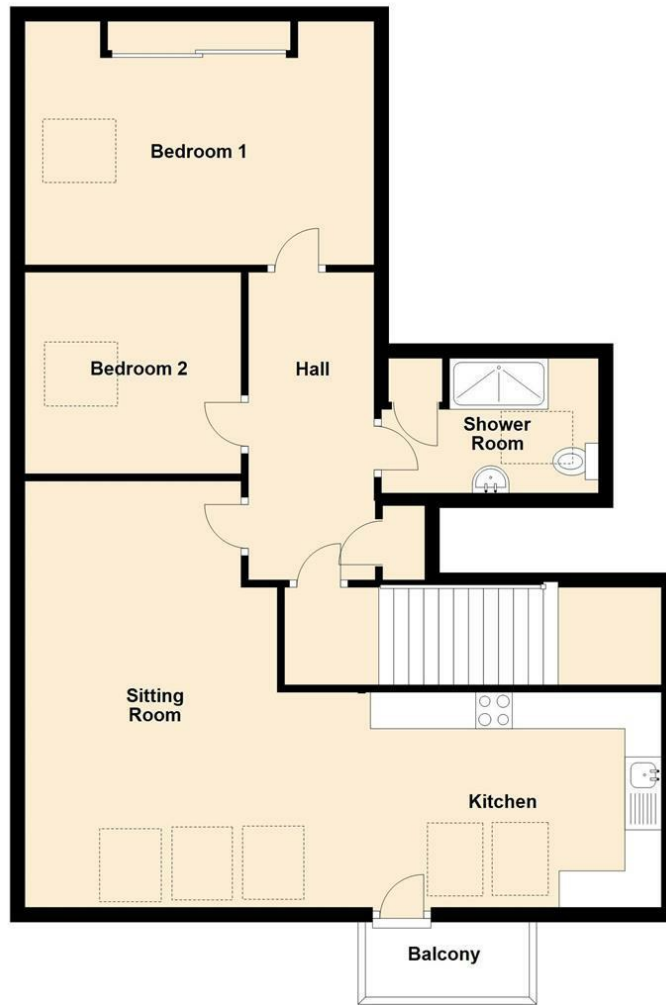


Top Floor



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		73	76
(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.

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• SUPER PENTHOUSE APARTMENT • 2 BEDROOMS • BALCONETTE AND SUPERB SEA VIEWS • WELL
LOCATED • PARKING FOR 1 CAR

A super penthouse apartment, being one of five units in a quality conversion of a former chapel to a convent that was carried out approximately twenty years ago.

The property occupies an enviable clifftop location above Hope Beach and enjoys some truly panoramic sea views towards the English Chanel. Within close proximity are the sandy beaches of the Esplanade and the Town Centre shops and amenities.

The well presented accommodation features character sloping ceilings with sealed unit double glazed Velux windows, gas fired central heating, oak faced internal doors and a security entry system. Outside there is allocated car parking for one vehicle. The property is offered with no onward chain and would seam equally suitable for either permanent living or as a second home. It comprises;

COMMUNAL ENTRANCE AND STAIRS

Leading to TOP FLOOR

ENTRANCE HALL

Cupboard housing Vaillant Gas Fired Combination Boiler.

SITTING ROOM 19'2 max x 11'4 average (5.84m max x 3.45m average)

with some superb sea views. Loft store areas.

KITCHEN AREA 14' 2 x 8'3 (4.27m 0.61m x 2.51m)

with integrated units comprising, Fridge, Freezer, Washing Machine, Slimline Dishwasher and built in Hob with Oven under. Accessed from the Kitchen Area is a feature BALCONETTE 8'3 x 2'9 with Velux windows over and enjoying sea views.

BEDROOM 1 15' x 8'10 exc built in wardrobes (4.57m x 2.69m exc built in wardrobes)

BEDROOM 2 9'2 x 9'1 (2.79m x 2.77m)

SHOWER ROOM

with good sized shower tray with glazed screen, low level WC and pedestal wash basin.

OUTSIDE

Allocated parking space for one car, bin store and allocated walk-in store cupboard.

SERVICES

All mains are available.

LEASEHOLD

Held on the balance of a 999 year lease from January 2003. We understand that each flat owner is an equal shareholder in the Residents Management Company. Current service charge is £1,100 per per annum (including the building insurance premium.)

NB: The lease does not permit pets or commercial holiday lets

COUNCIL TAX

Band B



