

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		75	77
(55-68) D			
(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

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14 COACH HOUSE MEWS
AVENUE ROAD
SHANKLIN
PO37 7BG

£154,950



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



- **PURPOSE BUILT FIRST FLOOR FLAT** • **2 BEDROOMS** • **GAS FIRED CENTRAL HEATING** • **UPVC DOUBLE GLAZED WINDOWS** • **PARKING**

A First Floor flat forming part of the attractive purpose built development known as Coach House Mews which comprises of 15 similar properties and having mainly brick elevations under a concrete tiled roof. The flat is within an approximate 1/3 of a mile radius of the Esplanade/Beach and the Town Centre amenities that include the Doctor's Surgery, Pharmacies, Bus Terminus, Railway Station and a good selection of shops. The flat benefits from gas fired central heating, replacement uPVC double glazed windows and a security entry phone system. The accommodation would seem equally suitable as a permanent residence, second home or rental investment. We would recommend an internal viewing to fully appreciate the accommodation which comprises:

MAIN FRONT DOOR TO:

COMMUNAL ENTRANCE.

STAIRS and LANDING to:

FLAT 14

ENTRANCE HALL

with ceiling hatch to Roof Space.

KITCHEN 9'10 x 8'3 (3.00m x 2.51m)

Archway to

LOUNGE 15'6 x 9'8 (4.72m x 2.95m)

can also be accessed from the Entrance Hall.

BEDROOM 1 12'8 max x 9'8 max (3.86m max x 2.95m max)

with built in double wardrobe.

BEDROOM 2 14'9 x 6'11 max (4.50m x 2.11m max)

with built in double wardrobe.

BATHROOM/WC

with champagne suite comprising panel bath with Triton electric shower over and glazed shower screen, pedestal wash basin and low level WC. Fully tiled walls. Ceiling extractor unit.

OUTSIDE

Car Parking Area. Flat 14 has the right to park one car. Small dustbin area. Well tended communal grounds laid to lawn with established flower and shrub borders.

SERVICES

All mains are available.

TENURE

Held on the balance of a 999 year lease from March 1989. We understand that the Freehold is owned by the Residents Management Co Ltd. We further understand that the current service charge is £650pa which includes a share of the Building Insurance premium.

COUNCIL TAX

Band B



