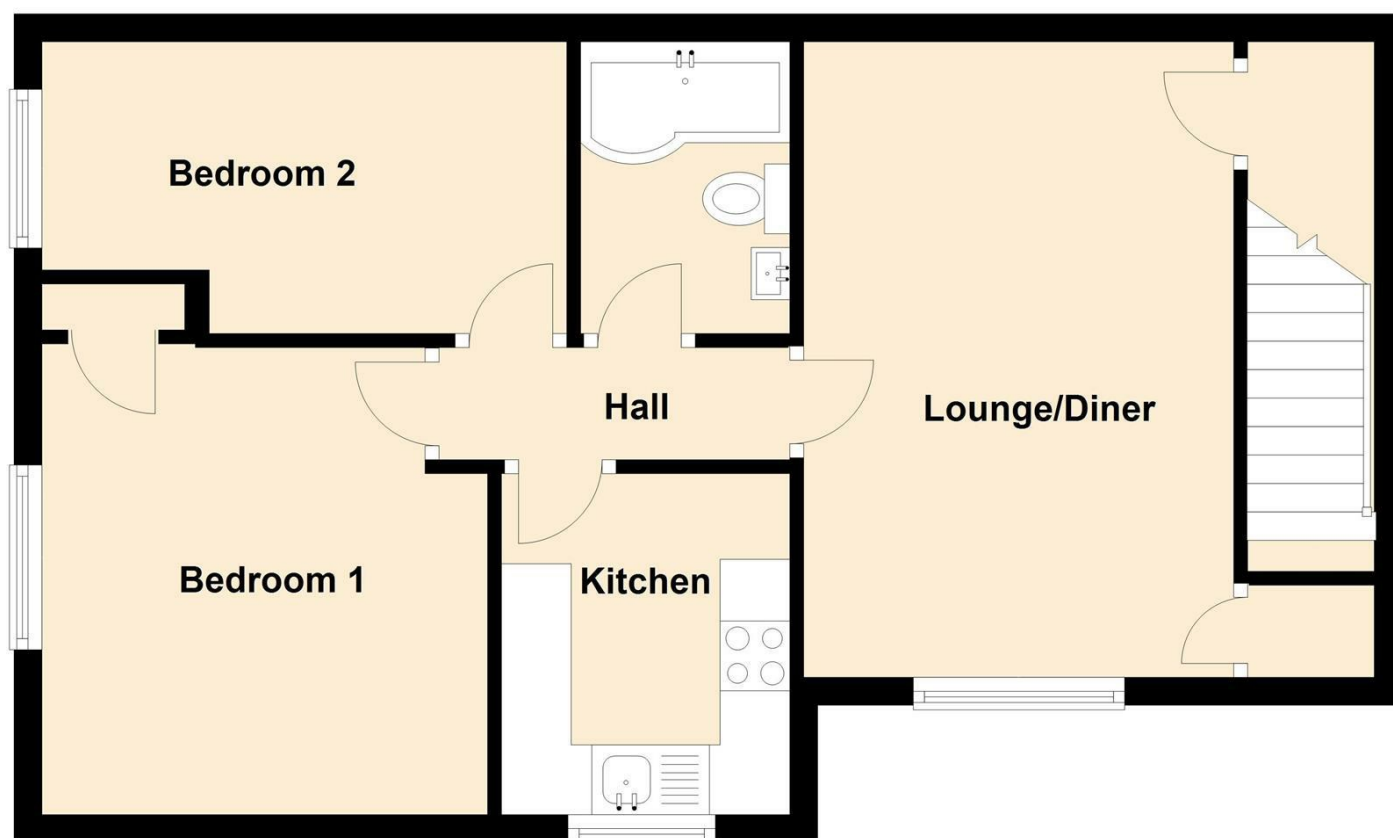



First Floor



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		78	78
(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.

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- CHAIN FREE • ALLOCATED PARKING • 2 BEDROOMS • SUPER OPEN VIEWS • POPULAR SEMI-RURAL LOCATION • LOVELY COUNTRYSIDE WALKS

Situated in the semi-rural location of Apse Heath with many miles of countryside walks close by, this two bedroom, first floor maisonette would seem ideally suited for a first time buyer, second home or buy to let investment. With its own private entrance leading up to good sized lounge/diner with lovely open aspect views and a recently refitted bathroom suite. The property is warmed by gas fired central heating and has double glazed windows throughout. Outside there is allocated parking for one vehicle and communal gardens surround the block. To fully appreciate the property on offer we would welcome an internal viewing. It comprises:

ENTRANCE DOOR

with stairs up to

LOUNGE/DINER 14'11 x 10'1 (4.55m x 3.07m)

KITCHEN 8' x 6'9 (2.44m x 2.06m)

BEDROOM 1 11'2 x 10'2 max (3.40m x 3.10m max)

BEDROOM 2 10'5 max x 6'10 (3.18m max x 2.08m)

BATHROOM 6'2 x 4'11 (1.88m x 1.50m)

OUTSIDE

To the front of the property there is a communal garden area, which we understand the property has use of, bin store and allocated parking space for one vehicle.

COUNCIL TAX

Band A

TENURE

Leasehold. Held on the balance of 125 lease from 2021. Maintenance charge £960 per annum.

SERVICES

All mains available.



