

## First Floor



Floorplans are not to scale and for guidance only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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](mailto: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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- \*\*\* CHAIN FREE\*\*\* • 2 BEDROOMS • BALCONY WITH SEA VIEWS • REFITTED KITCHEN AND SHOWER ROOM SUITES • GAS CH • UPVC DOUBLE GLAZING • ALLOCATED CAR PARKING

A superb, purpose built, second floor apartment being well located in a sought after road that offers convenient access to the nearby Rylstone Gardens, Big Meade Recreation Area and the picturesque Old Village with its selection of bars and restaurants. The upper High Street Area of the Town centre is about half of a mile distant. The well presented accommodation benefits from uPVC double glazed windows, gas fired central heating and the current owners have updated the accommodation with replacement good quality kitchen and shower room suites. From the balcony there are some lovely sea views towards the English Channel. Outside there is allocated parking for one car.

THE PROPERTY IS OFFERED FOR SALE WITH NO ONWARD CHAIN.

#### COMMUNAL ENTRANCE

From either the front or lower ground floor.

#### ENTRANCE LOBBY

#### HALLWAY

with two large built in store cupboards.

#### LOUNGE/DINING AREA 23'3" overall x 10'7" redu to 6'4" (7.09m overall x 3.23m redu to 1.93m)

Double doors leading to BALCONY (8'2 x 3'10) with lovely views towards the English Channel.

#### KITCHEN 11'9 x 7'9 (3.58m x 2.36m)

with integrated fridge/freezer, dishwasher and washing machine. Built in wine cooler. Built in electric double oven and gas hob with extractor over.

#### BEDROOM 1 12'9 x 10'11 max into built in wardrobes (3.89m x 3.33m max into built in wardrobes)

#### BEDROOM 2 12'9 x 7'4 (3.89m x 2.24m)

#### SHOWER ROOM

with double width cubicle, vanity wash basin and low level WC.

#### OUTSIDE

To the rear of the property there is an allocated space for 1 car plus visitor car parking. At lower ground floor level there is 1 allocated store cupboard.

#### SERVICES

All mains are available.

#### TENURE

Leasehold. Held on the balance of a 99 year lease form June 1996. Our client advises us that the lease will be extended prior to completion to a 999 year lease from June 1996.

We are informed that the current service charge is £1,730 which includes the building insurance premium and managing agent fees.

#### COUNCIL TAX

Band C



