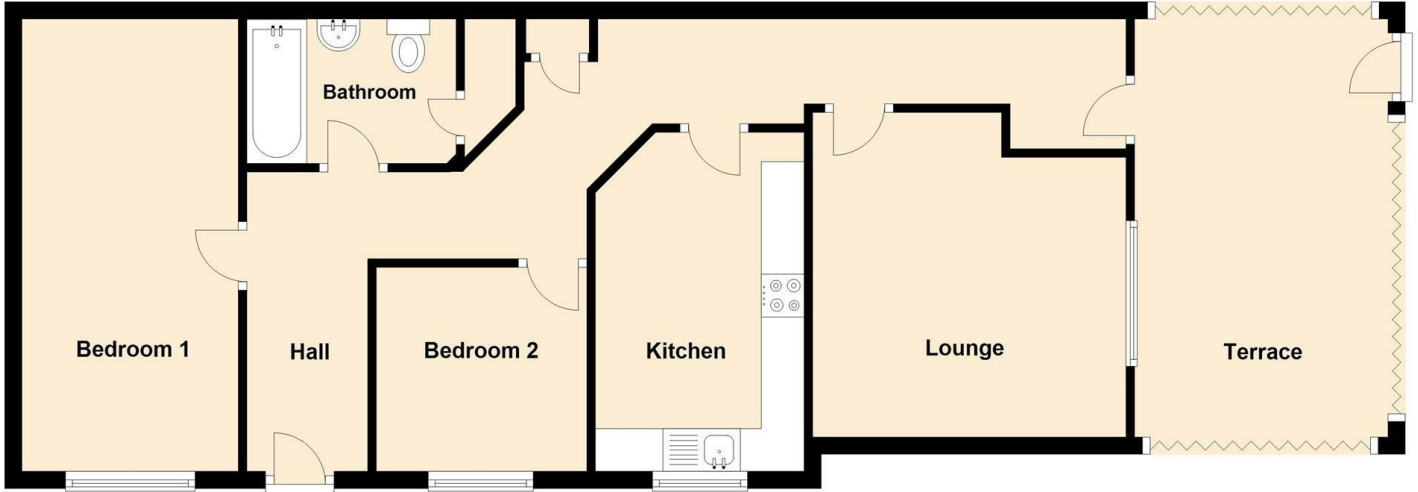


Ground Floor



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			
(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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*****PRICE REDUCED FROM £169,950 to Offers Over £140,000 GREAT BUY TO LET INVESTMENT***** This is an excellent opportunity to purchase a lovely ground floor garden apartment located directly on the sea front with its own private Courtyard Garden and allocated private parking space.

This apartment is one of ten units that were converted some years ago in a large detached Victorian property which is situated right on the sea front of Shanklin. The walk from the entrance of the building to the beach is only 30 yards.

The apartment is situated on the ground floor at the rear of the building and is therefore sheltered by the wooded sandstone cliffs which rise up behind all the properties along the sea front.

The apartment has recently been redecorated throughout to in our opinion a high standard including new carpets throughout and offers two Bedrooms, a good size Living Room, large Kitchen and has double glazed windows. In our opinion the flat would be suitable for permanent living or would also make a great second seaside home or investment purchase. The apartment has a recent new gas boiler and new radiators throughout and is available with early vacant possession as there is no forward chain. We would recommend an early inspection to really appreciate the accommodation that comprises :-

ENTRANCE HALL

Two entrance doors one to the side one to the private courtyard.

LOUNGE 12'5 max x 12' max (3.78m max x 3.66m max)

KITCHEN/DINER 13' x 8' (3.96m x 2.44m)

BEDROOM 1 17'4 x 8'4 (5.28m x 2.54m)

BEDROOM 2 8'1 x 7'9 (2.46m x 2.36m)

BATHROOM 8' x 5'6 (2.44m x 1.68m)

OUTSIDE

To the rear of the building is a private parking and this property has one allocated space right in front on the private courtyard garden.

SERVICES

All mains available

COUNCIL TAX - Band B

TENURE

Held on the balance of a 125 lease from 1999

Ground Rent: £350 per annum

SERVICE CHARGE: £98.84 per month

