

Floor Plan

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 0.0 sq. metres (0.0 sq. feet)

Floorplans are not to scale and for guidance only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D		56	
(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

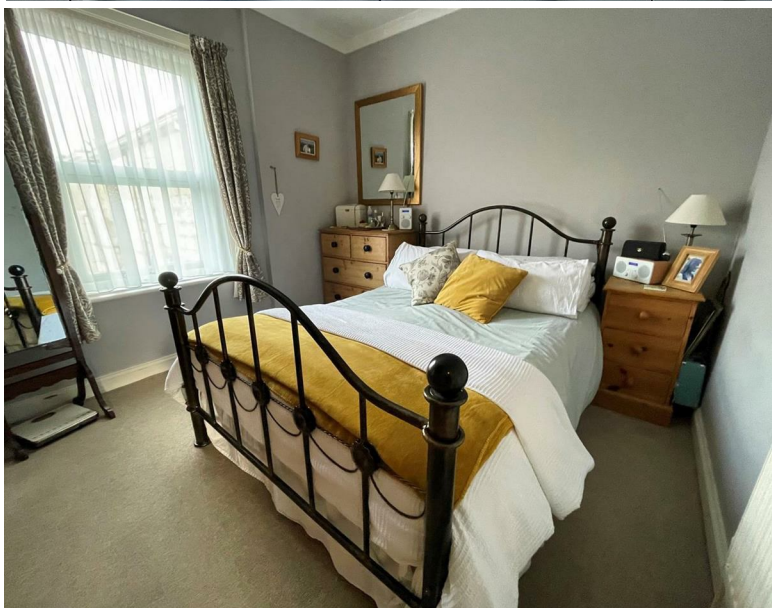
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SHANKLIN
ISLE OF WIGHT
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SALES@ARTHUR-WHEELER.CO.UK
WWW.ARTHUR-WHEELER.CO.UK



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Offers In Excess Of
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- CHAIN FREE • 2/3 BEDROOMS • TOWN CENTRE LOCATION • GAS CH • UPVC DOUBLE GLAZED WINDOWS • LONG LEASE • TOP FLOOR FLAT • CASH BUYERS

****CHAIN FREE**** Second Floor Flat well situated in the Town Centre and offering easy access to the local shops and amenities including Co-op Stores, Doctors Surgery, Bus and Railway stations. Although the property has a High Street address, it is actually approached from Palmerston Road.

The spacious accommodation benefits from GSH and replacement uPVC double glazed windows. From the open plan sitting room/kitchen, there is a secondary reception area and we understand this has previously been used as a third bedroom. With a partition wall and door reinstatement, an extra bedroom could be recreated. It comprises:-

Entrance Hall

with security intercom system

Sitting Room/Kitchen 20'3 x 12'3 (6.17m x 3.73m)

wall hung Biasi gas fired combination boiler

Lounge (Potential Bedroom Three) 12'3 x 9'1 (3.73m x 2.77m)

Bedroom One 9'9 x 11'7 (2.97m x 3.53m)

Bedroom Two 8'2 x 10' (2.49m x 3.05m)

Bathroom/WC

Tenure

Held on the balance of a 999 year lease from 01.01.2006. We understand any maintenance to the external areas of the building is an equal 1/6 split between the flats. We are informed that Flats 3,4,5 & 6 each pay £25 per month on an informal basis to cover communal lighting, cleaning, decoration and building insurance.

Services

All mains available

Council Tax

Band B - Can be confirmed with Isle of Wight Council



