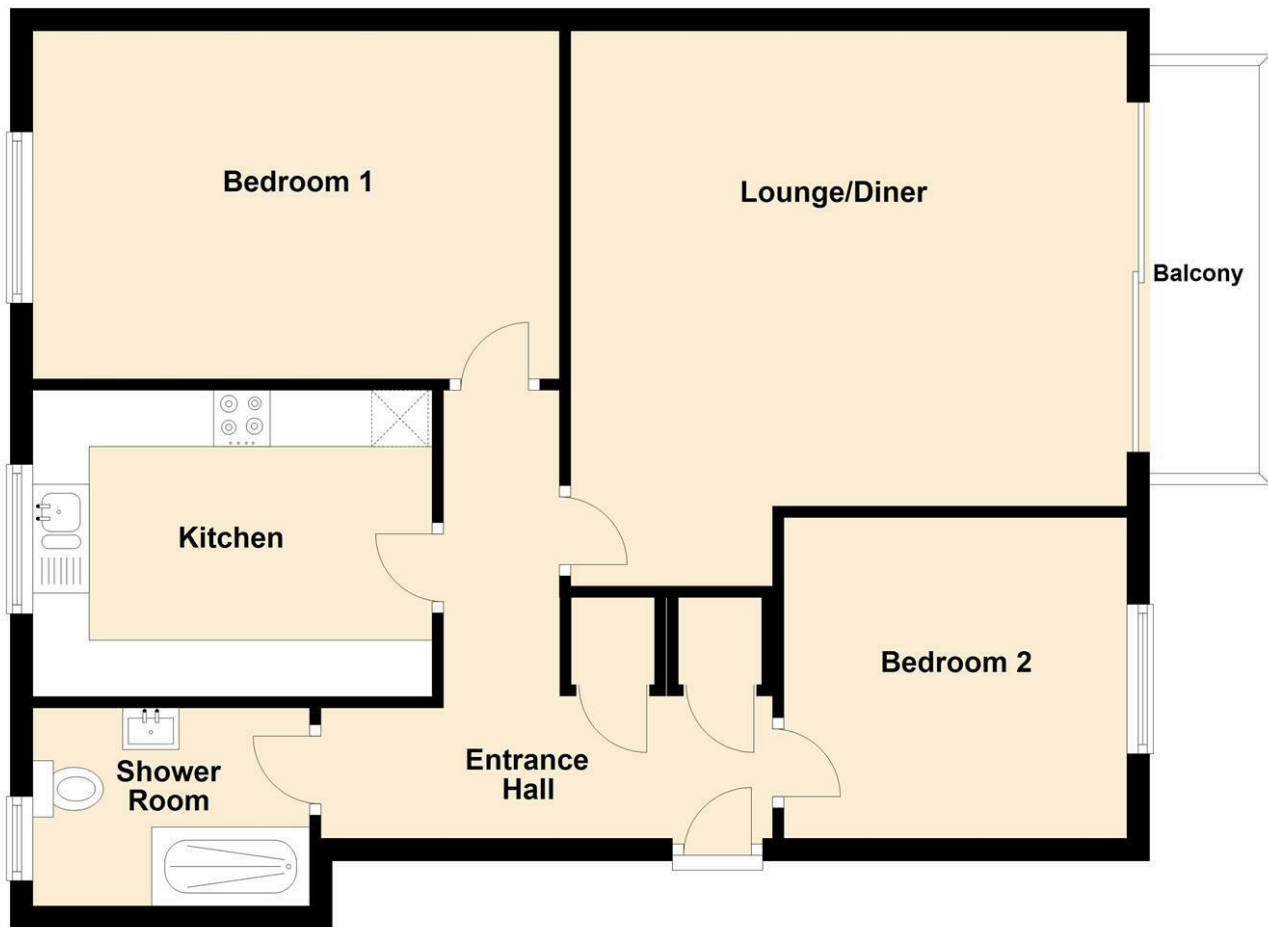


## First Floor



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                                   |                         |           |
| (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](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.

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• SEA VIEWS • GARAGE & VISITOR PARKING • MATURE COMMUNAL GARDENS • BALCONY • SPACIOUS  
ACCOMMODATION • MUST SEE

Situated just of the main Town of Ventnor this beautifully presented apartment really must be seen. The spacious accommodation includes good size lounge with southerly aspect leading to a Balcony with panoramic Sea Views. The apartment has well fitted Kitchen and Shower Room suites and two Bedrooms one with a lovely Sea View. Outside are mature communal gardens and a parking area leading to a GARAGE, visitor parking is also available. The property is warmed by electric heating and has uPVC double glazed windows. We recommend an internal viewing to appreciate the spacious accommodation on offer.

#### ENTRANCE HALL

**16'11 x 14'7 reducing to 12'5**

Sea Views

**BALCONY 11'4 x 3'6 (3.45m x 1.07m)**

Panoramic Sea Views

**KITCHEN 10'6 x 8'11 (3.20m x 2.72m)**

**BEDROOM 1 13'9 x 10'1 (4.19m x 3.07m)**

**BEDROOM 2 10' x 9'4 (3.05m x 2.84m)**

Sea Views

**SHOWER ROOM 8'1 x 5'9 (2.46m x 1.75m)**

#### OUTSIDE

To the rear of the block is a parking area leading to the GARAGE. Visitors parking is also available. To the front of the block are communal gardens with superb SEA VIEWS and lovely mature planting.

#### COUNCIL TAX - Band C

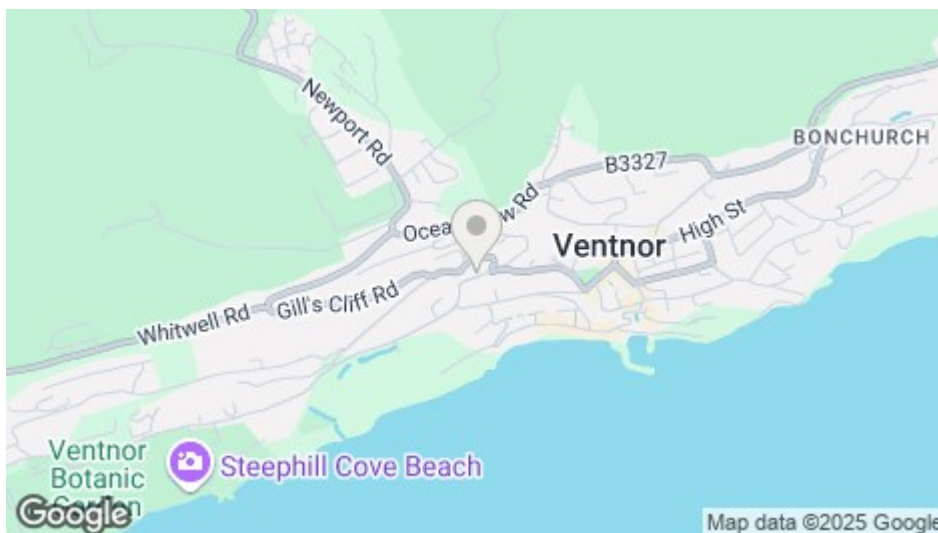
#### SERVICES

Mains Electricity - Water - Drainage

#### TENURE

Leasehold - 815 years remaining with Share of Freehold

Service Charge - £750 per half year to include window cleaning, gardening and tree maintenance, buildings insurance, external lighting and directors insurance.



**ARTHUR  
WHEELER**  
ESTATE AGENTS

