


## Second 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                                   |  | 83                      | 83  |
| (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.

# LOVE WHERE YOU LIVE

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- SECOND FLOOR APARTMENT WITH LIFT • 2 BEDROOMS 1 EN-SUITE • OPEN PLAN LIVING ROOM/KITCHEN • BALCONY WITH SEA GLIMPSES • ALLOCATED PARKING • CHAIN FREE

**CHAIN FREE** A superb purpose built Top Floor/Second Floor Apartment occupying an enviable location on the corner of Arthur's Hill and Culver Road which is situated towards the outskirts of the town but offering convenient access to the local amenities and the beach/Esplanade. The town centre amenities include a good range of shops, two Co-operative stores, Pharmacies, Medical Centre, Bus Terminus and the Railway Station. The apartment was constructed in 2017 to a high specification and features include gas central heating, uPVC double glazed windows, a video security entry system, lift to all floors, a balcony from the Lounge enjoying a Southerly aspect and with some views of the downland and sea and an allocated car parking space. It comprises:

#### ENTRANCE LOBBY

with meter box and inner front door leading to:-

#### ENTRANCE HALL

with video security entry system.

#### LOUNGE/DINER 12'1 x 16'11 (3.68m x 5.16m)

Double glazed doors leading to:-

#### BALCONY

Enclosed by stainless steel handrail with glass panels and enjoying some super southerly views of the sea and downland beyond.

#### KITCHEN 8'8 x 8'3 (2.64m x 2.51m)

Integrated refrigerator, freezer, dishwasher and washer/dryer. Built in four burner gas hob with electric oven under and extractor unit over. Wall hung Vaillant gas fired combi boiler

#### BEDROOM1 10'9 max x 12'8 (3.28m max x 3.86m )

Door to:-

#### EN SUITE SHOWER ROOM

with double width shower tray, overhead rainfall shower and secondary shower on riser rail.

#### BATHROOM/WC

#### BEDROOM 2 10'6 x 12'9 (3.20m x 3.89m)

with fitted wardrobes and views of the downland and sea.

#### OUTSIDE

Block paved Driveway leading to Carpark and the flat has one allocated car parking space. To the rear of the block is as Drying, and Dustbin Area, also an allocated store.

#### SERVICES

All mains available.

#### TENURE

Leasehold. Held on the balance of a 999 year lease from 2017. We understand the current service charge is £90 per month which includes a share of the building insurance and the managing agent fees who are CCPM.

#### COUNCIL TAX

Band B

NB: In accordance with Section 21 of the Estate Agents Act 1979, we declare that Ian Thomas Director of Arthur Wheeler Estate Agents Ltd has a personal interest in the sale of this property.

