

Ground Floor

Approx. 1234.1 sq. feet



Total area: approx. 1234.1 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		
(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.

LOVE WHERE YOU LIVE

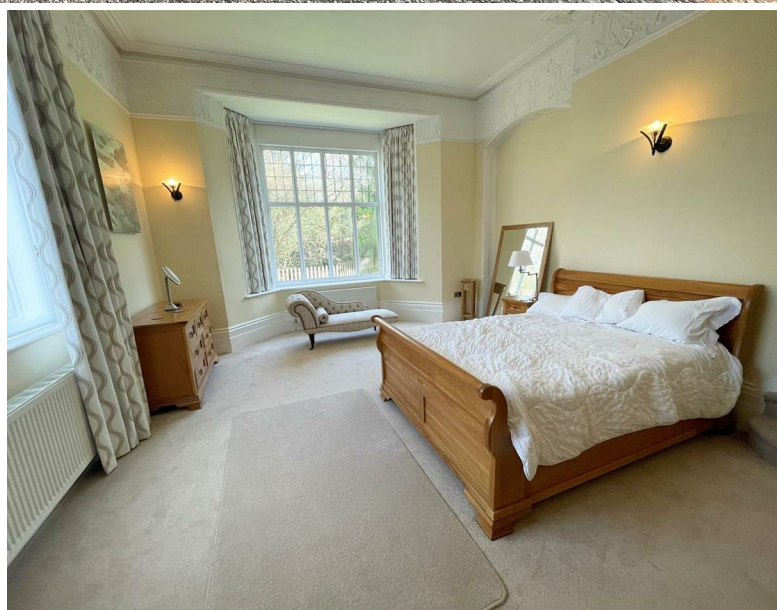
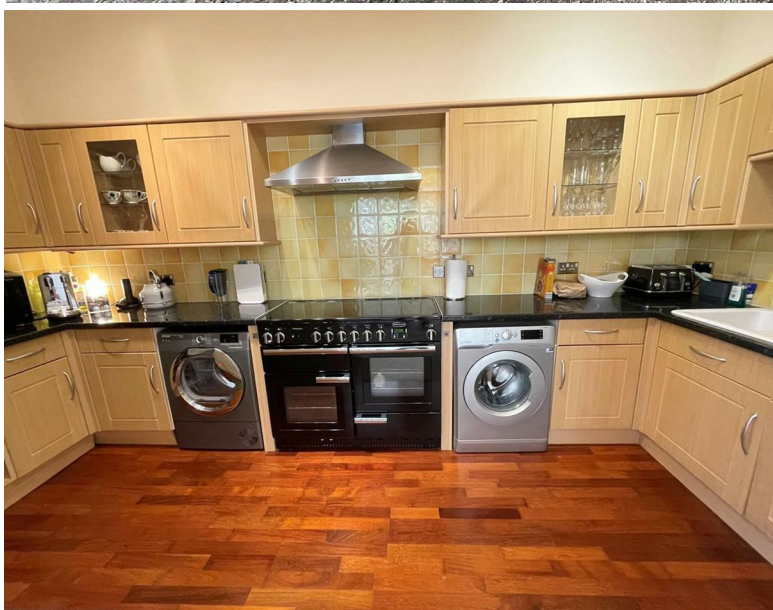
46 REGENT STREET
SHANKLIN
ISLE OF WIGHT
PO37 7AA

01983 868 333
SALES@ARTHUR-WHEELER.CO.UK
WWW.ARTHUR-WHEELER.CO.UK



FLAT 1 OLD SCHOOL HOUSE 22
CHURCH ROAD
SHANKLIN
PO37 6QY

£325,000



01983 868 333
www.arthur-wheeler.co.uk



• BEAUTIFUL GROUND FLOOR APARTMENT • ABUNDANCE OF SPACE • 2 BEDROOMS • MASTER EN SUITE • GAS CH • DOUBLE GLAZED WINDOWS • ALLOCATED CAR PARKING SPACE • PRIVATE GARDEN • NO ONWARD CHAIN

A superb, spacious and quite unique ground floor apartment benefitting from gas fired central heating, double glazed windows, a security entry system, allocated parking and a private garden. The apartment forms part of a conversion of a grand building which was a former school. The property is well located in a sought after area that offers convenient access to the Big Meade recreation area, the picturesque Old Village and Rylstone Gardens. The main Town Centre is about half of a mile distant and a little further is the beach and Esplanade. The well presented accommodation which is offered with no onward chain should be viewed internally to be fully appreciated. It comprises:

The accommodation can be accessed either directly from the private garden or via the COMMUNAL ENTRANCE which in turn leads to Apartment 1.

ENTRANCE HALL

SITTING ROOM 29'7 into bay x 17'8 exc of recess/maximum (9.02m into bay x 5.38m exc of recess/maximum)

Light and airy Reception room with an abundance of space and feature fireplace.

KITCHEN 15'5 x 7'5 (4.70m x 2.26m)

Rangemaster Cooker with extractor unit over, washing machine, tumble dryer, dishwasher and American style fridge/freezer included in the sale.

BEDROOM 1 22'5 into bay x 15'7 (6.83m into bay x 4.75m)

En suite shower room with quadrant shower cubicle, twin vanity wash basin unit and low level WC.

BEDROOM 2 10'11 exc of recess x 10'3 ext to 11 '9 (3.33m exc of recess x 3.12m ext to 3.35m '2.74m)

With built in cupboard and built in cupboard housing Vaillant gas fired boiler and hot water cylinder.

BATHROOM/WC

With panel bath, separate shower cubicle, wash basin and low level WC.

OUTSIDE

One of the features of the property is its own private Garden being mainly laid to lawn with patio terrace and timber shed. Gate and steps leading to lower level that backs on to The Chine stream. Allocated parking for Apartment 1. Additionally, there is a Communal Garden area .

SERVICES

All mains are available.

TENURE

Held on the balance of a 995 year lease from 2003 with the Freehold being owned by the residents' management company of which each flat owner is a shareholder. We understand that the current service charge that includes a share of the building insurance premium and managing agents fees is £3186.22.

COUNCIL TAX

Band E



