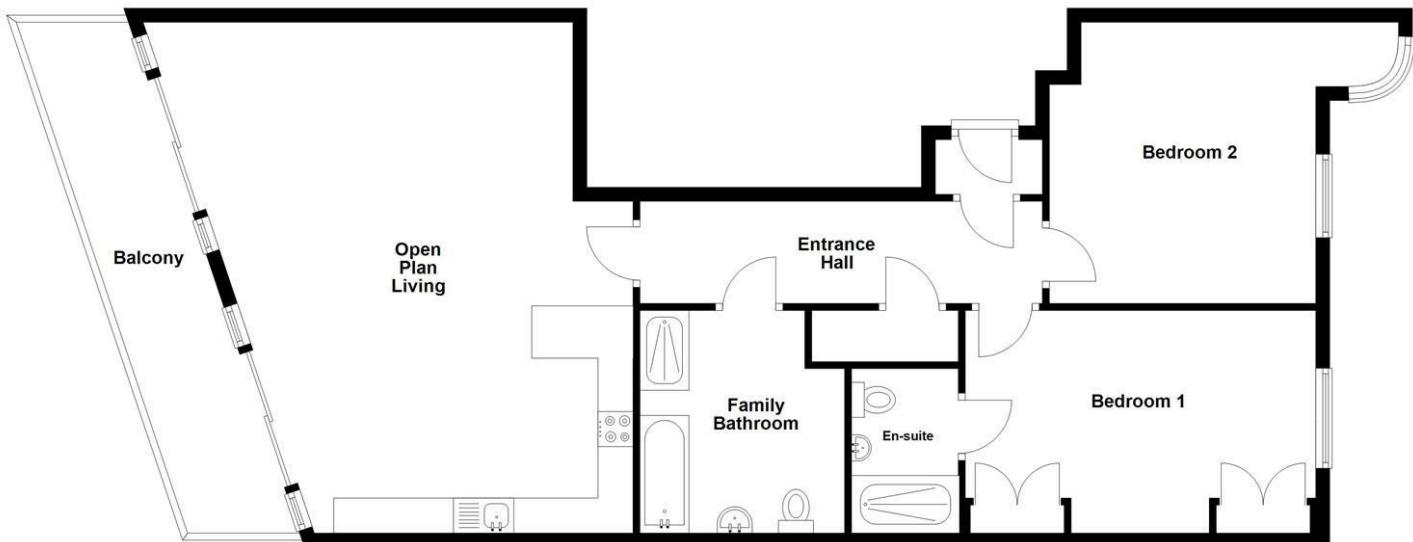


## Second Floor



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			
(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	84	84

## 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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13 THE REACH  
LUCCOMBE ROAD  
SHANKLIN  
PO37 6RN

£250,000



01983 868 333  
[www.arthur-wheeler.co.uk](http://www.arthur-wheeler.co.uk)



- PURPOSE BUILT APARTMENT • 2 BEDROOMS • EN SUITE SHOWER • SEA VIEWS • SOUGHT AFTER LOCATION • ALLOCATED PARKING

A superior purpose built second floor apartment being well located in a highly desirable and sought after location about one mile and just over a quarter of a mile distance respectively from picturesque Old Village area and Shanklin Town Centre.

The apartment has been finished to a high standard with features and benefits that include a security entry system, gas fired central heating, uPVC double glazing, fully fitted Kitchen with granite worktops and integrated AEG appliances, an En Suite shower facility to the Master Bedroom, superb 25' covered Balcony with sea views and allocated car parking space.

The apartment would seem equally suitable for either permanent use or a second home and to fully appreciate the spacious accommodation we would recommend an internal viewing. It comprises:

**Communal Entrance Hall - With Lift to Second Floor**

**ENTRANCE PORCH**

**ENTRANCE HALL 18'10 x 4'9 (5.74m x 1.45m)**

**OPEN PLAN LOUNGE/DINER 20'2 max 23'11 max (6.15m max 7.29m max)**

With Sea View

**BALCONY 24'6 x 5'5 (7.47m x 1.65m)**

With Sea View

**BEDROOM 1 16'5 x 10'5 (5.00m x 3.18m)**

Fitted wardrobe cupboards.

**EN-SUITE SHOWER ROOM 7'10 x 5'2 (2.39m x 1.57m)**

**BEDROOM 2 13'2 max x 12'6 (excluding alcove) (4.01m max x 3.81m (excluding alcove))**

**FAMILY BATHROOM 10'5 x max x 9'5 max (3.18m x max x 2.87m max)**

Four piece suite

**OUTSIDE**

As previously mentioned there is an allocated parking space for Flat 13 and there are additional visitors' spaces. External bin store areas, communal gardens to the front of the building which are mainly laid to lawn with some fabulous views of Sandown Bay towards Culver Cliff .

**TENURE**

We understand that the apartment is held on the residue of a 999 year lease commencing in approximately 2006. The current Ground Rent is £250 per year and we further understand that the current Service Charge is £936.30 per half year.

**SERVICES - All mains available**

**COUNCIL TAX - Band D**



