



Floorplans are not to scale and for guidance only

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 4 STATION COURT
56 LANDGUARD ROAD
SHANKLIN
PO37 7HU

£110,000



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



- PURPOSE BUILT FIRST FLOOR FLAT • ONE DOUBLE BEDROOM • BATHROOM • GCH & DOUBLE GLAZED • PARKING FOR 1 CAR • OUTSIDE STORAGE AREA

A purpose built First Floor Flat being well located in the Town Centre. The flat is currently let on an assured shorthold tenancy at £625 per calendar month and the lease commenced on 25th August 2023. The accommodation is warmed by gas fired central heating and comprises:

Preliminary details as follows:

COMMUNAL ENTRANCE AND STAIRS TO FIRST FLOOR

FLAT 4

ENTRANCE HALL

SITTING ROOM

KITCHEN

BEDROOM

BATHROOM/WC

OUTSIDE

To the rear of the block there is parking for one car and an allocated store room.

SERVICES

All mains are available.

TENURE

Leasehold. Held on the balance of a 999 year lease from December 1990. We understand that the freehold is owned by the Residents Management Company Ltd and we further understand that the current service charge is £60 per month which includes a share of the building insurance and managing agents fees.

COUNCIL TAX

Band A



