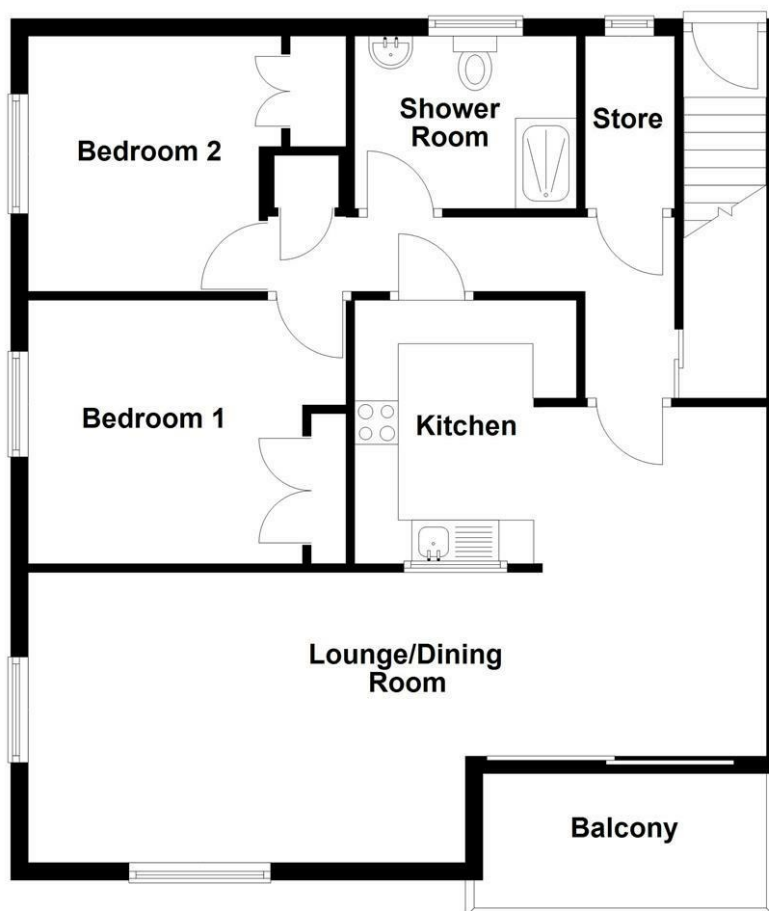


First Floor



Floorplans are not to scale and for guidance only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	
(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

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PO37 7AA

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



2 DELPHI COURT
HOPE ROAD
SHANKLIN
PO37 6EL

£325,000



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



- TOP FLOOR PURPOSE BUILT MAISONETTE • 2 BEDROOMS • SUPERB LOCATION • STUNNING SEA VIEWS • DOUBLE LENGTH GARAGE • COVERED BALCONY • NO ONWARD CHAIN

A superb top floor maisonette forming part of a sought after development that is well situated at the end of the approach road of the Esplanade but being about half a mile to the town.

The apartment enjoys some truly panoramic sea views from Sandown Bay to Luccombe and is situated on the corner of the block and enjoys both southerly and easterly aspects.

The maisonette benefits from electric heating, uPVC double glazed windows that have been replaced in recent times, a covered balcony and a double length garage.

To fully appreciate this superb home we would recommend an internal viewing. It comprises:

Front Door with stairs leading to

HALLWAY

With walk-in store cupboard, built in cupboard housing Megaflow water tank, ceiling hatch to roof space.

DINING AREA 13'2 x 9'4 (4.01m x 2.84m)

COVERED BALCONY 11'1 x 5'5 (3.35m x 1.65m)

LOUNGE 18'6 max x 11'10 (5.64m max x 3.61m)

KITCHEN 9'10 max x 8'5 max (3.00m max x 2.57m max)

Integrated units comprising: Washer/Dryer, Dishwasher and ceramic electric hob with double oven under and extractor over.

BEDROOM 1 9'11 x 9'11 excl of built in wardrobe (3.02m x 3.02m excl of built in wardrobe)

BEDROOM 2 9'11 x 8'9 exc of wardrobes (3.02m x 2.67m exc of wardrobes)

SHOWER ROOM

With double width shower, pedestal wash basin, close couple WC. Heated towel rail.

OUTSIDE

There is a double length garage measuring 26' 6 x ('10 with up and over door, power and light.

SERVICES

Mains electricity, water and drainage.

TENURE/MAINTENANCE

The property is held on a 999 year lease commencing 1978 and we understand that the current service charge is £1000 per annum, which includes a share of the Building Insurance. We further understand the Residents Management Company owns the freehold and each flat owner has an equal share in the Management Company.

COUNCIL TAX

Band D



