


## Ground 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		84	84
(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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• GROUND FLOOR FLAT • 2 BEDROOMS • MASTER EN SUITE • GAS CH • UPVC DOUBLE GLAZED • PRIVATE  
COURTYARD GARDEN

A modern Ground Floor Apartment that was constructed in recent years and forming part of a block that is well situated and offering convenient access to the local amenities that include the Town Centre shops, Doctors Surgery, Bus terminus and Railway Station and the beaches on Shanklin Esplanade. The well proportioned accommodation benefits from uPVC double glazed windows, gas fired central heating, a security entry intercom, an en suite shower room to the main bedroom and its own courtyard terrace to the front of the flat that enjoys a southerly aspect.

Main entrance door leading to:

#### COMMUNAL HALL

#### FLAT 1

Front door to:

#### ENTRANCE HALL

Built in cupboard housing gas fired Valiant boiler.

#### LOUNGE 15'8 into bay x 11'3 (4.78m into bay x 3.43m )

With feature bay window with uPVC framed door to private front terrace.

#### KITCHEN AREA 8'7 x 7'7 (2.62m x 2.31m)

Integrated fridge/freezer unit and washing machine. Built in 4 burner gas hob with extractor unit over and electric oven under.

#### BEDROOM 1 11'4 exc of door recess x 10'1 (3.45m exc of door recess x 3.07m)

#### EN SUITE SHOWER ROOM

With quadrant shower with glazed folding doors and Triton T80 electric shower. White suite of pedestal wash basin and low level WC . Heated towel rail.

#### BEDROOM 2 10'1 x 8'8 (3.07m x 2.64m)

#### BATHROOM/WC

With white suite comprising panel bath, pedestal wash basin and low level WC. Heated towel rail.

#### OUTSIDE

As previously mentioned, there is a private terrace area to the front which is mainly laid to gravel and is accessed via the Lounge.

#### TENURE

held on the balance of a 125 Year lease from 01.01.2016. The current service charge is £745.73 (inc £100 ground rent) per annum which includes the Buildings Insurance premium and managing agents fees. We understand that the Residents Management Company own the freehold of which each flat is a shareholder.

#### SERVICE

All mains are available.

#### COUNCIL TAX

Band B



