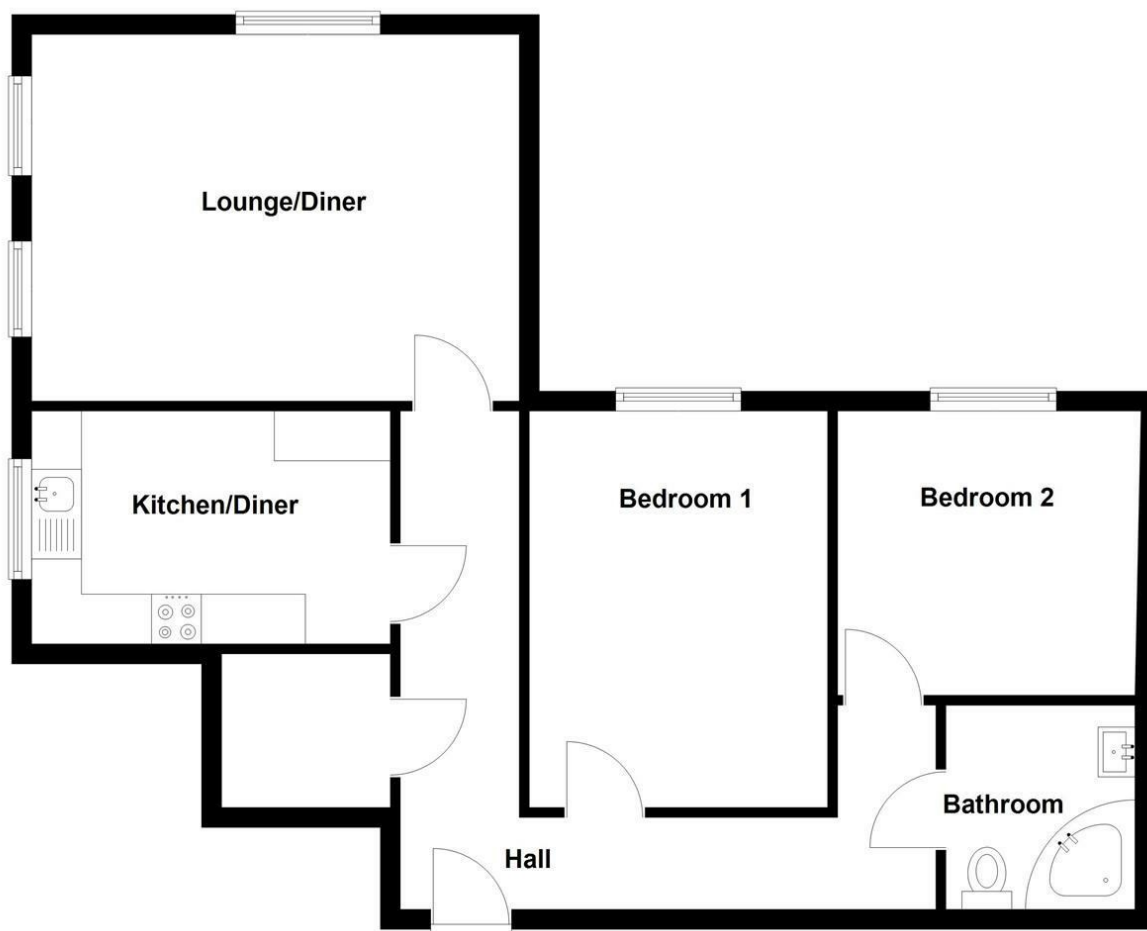


Second Floor



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		79
(69-80) C		
(55-68) D		
(39-54) E	49	
(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

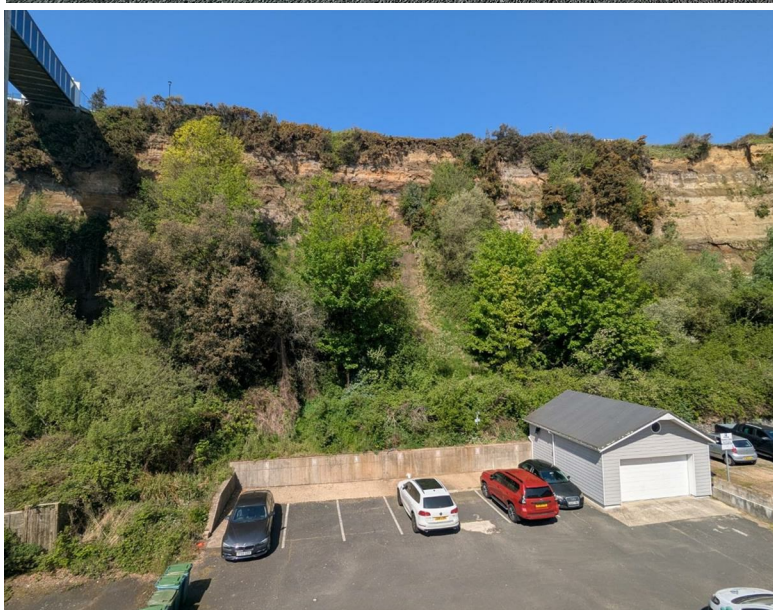
01983 868 333
SALES@ARTHUR-WHEELER.CO.UK
WWW.ARTHUR-WHEELER.CO.UK



5

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£149,950



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• **SEAFRONT APARTMENT** • **TWO BEDROOMS** • **KITCHEN/DINER** • **SPACIOUS BRIGHT LIVING ROOM** • **BATHROOM WITH CORNER BATH WITH SHOWER OVER** • **ALLOCATED PARKING FOR 1 CAR**

SECOND FLOOR APARTMENT. Situated on Shanklin Esplanade the accommodation looks out to the rear of the building and offers two double bedrooms, spacious bright living room, modern kitchen with electric oven & ceramic hob and space for washing machine and fridge freezer. Small breakfast bar. Bathroom with corner bath and shower over. New grey carpets through out. Electric heating & uPVC double glazing. Allocated parking to rear of building. **RESTRICTIONS:** Sorry No smokers, pets or children. EPC E / Council Tax B.

HALL

Security Entry Phone - Stairs to second floor

LOUNGE/DINER 16'1 x 12'12 (4.90m x 3.66m)

KITCHEN 13' x 7'8 (3.96m x 2.34m)

BEDROOM 1 12'5 x 9'10 (3.66m'1.52m x 3.00m)

BEDROOM 2 10' x 9' (3.05m x 2.74m)

BATHROOM 6'4 x 5'4 (1.93m x 1.63m)

SERVICES

Mains Electricity - Water - Drainage

TENURE

Lease - Held on the balance of a 125 year lease with XXX years remaining

Ground Rent - £100 per annum

Service Charge - £900 per annum which includes the buildings insurance.

Pet Policy - No pets allowed

COUNCIL TAX - Band B



