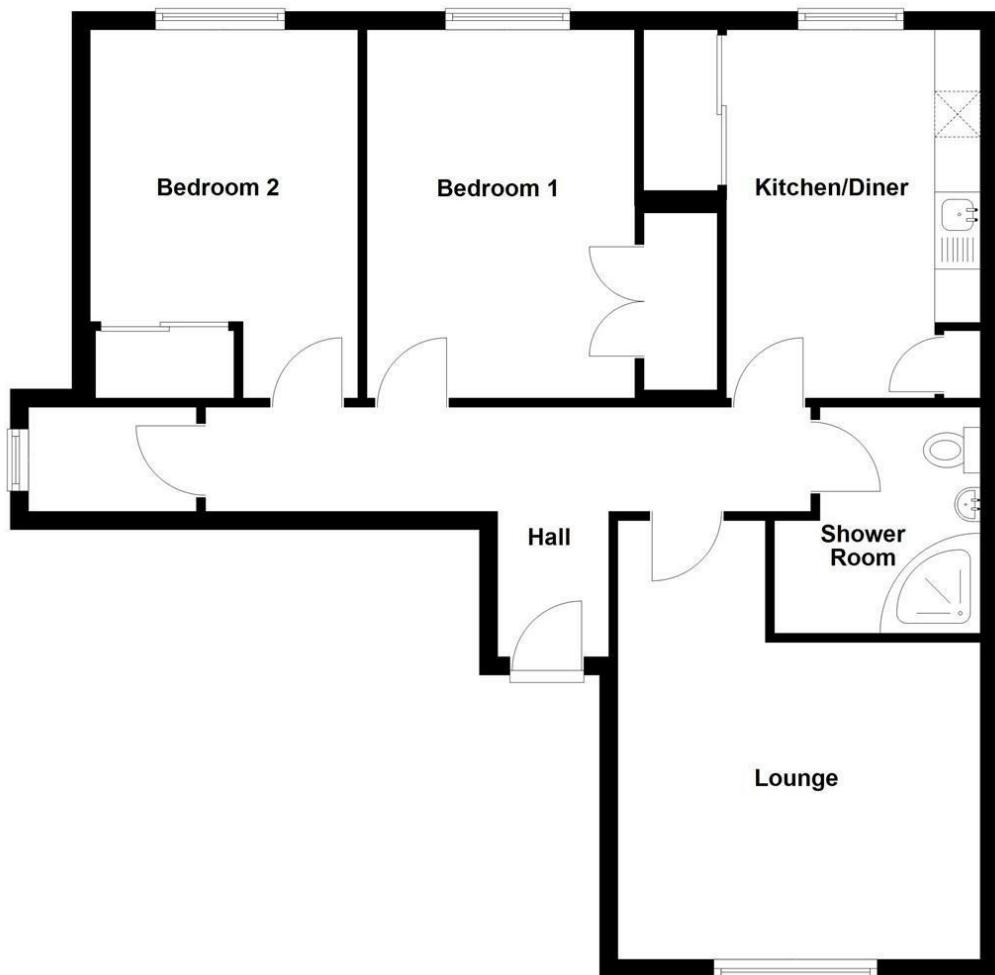


## Second Floor



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	67	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

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- RETIREMENT FLAT FOR THOSE OF 55 YEARS PLUS • TOP/SECOND FLOOR • 2 BEDROOMS • LIFT TO ALL FLOORS • ELECTRIC HEATING • DOUBLE GLAZING • ALLOCATED PARKING • NO ONWARD CHAIN

\*\*\* CHAIN FREE\*\*\* Top/Second floor retirement flat (served by a lift) being for those of 55 years and above. The accommodation is warmed by electric night storage heating and benefits from uPVC double glazed windows and updated kitchen and shower room suites.

The property is well located towards the outskirts of Shanklin town centre and close by there is a convenience store, bus services and the popular cliff path walk. It comprises:

#### COMMUNAL ENTRANCE

With stairs and lift to second floor.

#### ENTRANCE HALL

With office/store area. (4' x 6')

#### LOUNGE 11'5 exc x 13'1 (3.48m exc x 3.99m)

#### KITCHEN 13'3 x 9'2 (4.04m x 2.79m)

Includes dishwasher

#### BEDROOM 1 9'5 x 9'4 (2.87m x 2.84m)

#### BEDROOM 2 9'5 x 9'8 (2.87m x 2.95m)

#### SHOWER ROOM

#### OUTSIDE

There is an allocated parking space for one car and communal garden to the rear. Communal bin store area.

#### SERVICES

Mains electricity, water and drainage.

#### TENURE

Held on a balance of a 999 year lease. We understand that the current service charge is £225 per month which includes the Buildings Insurance premium, upkeep of the building, lift maintenance and managing agents fees.

#### COUNCIL TAX

Band B



