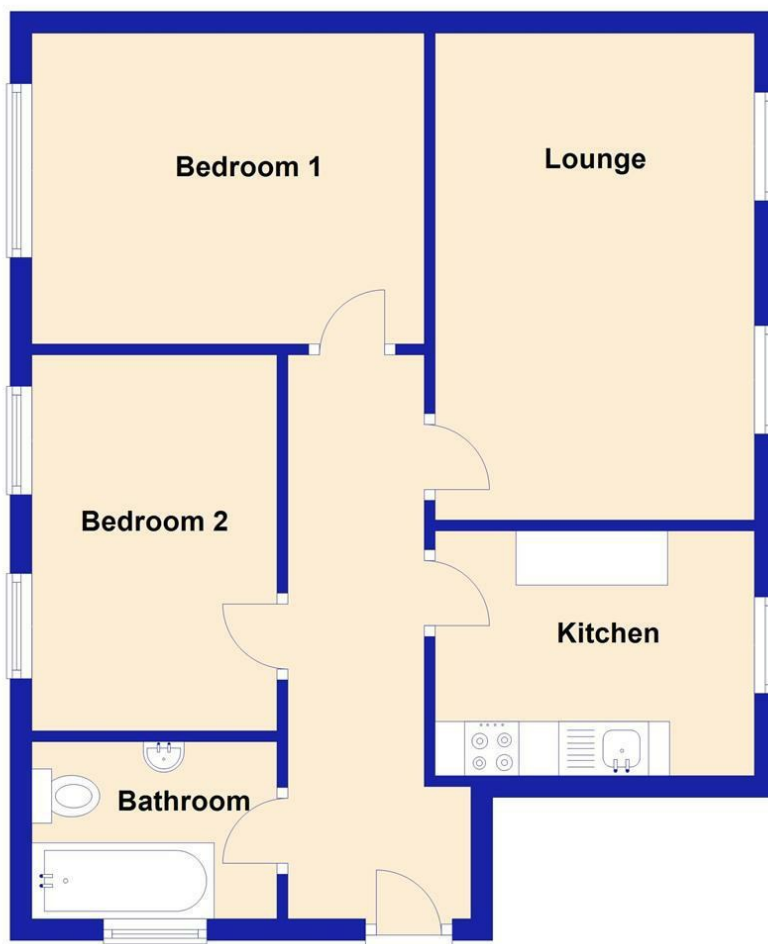


First Floor



Floorplans are not to scale and for guidance only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(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

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

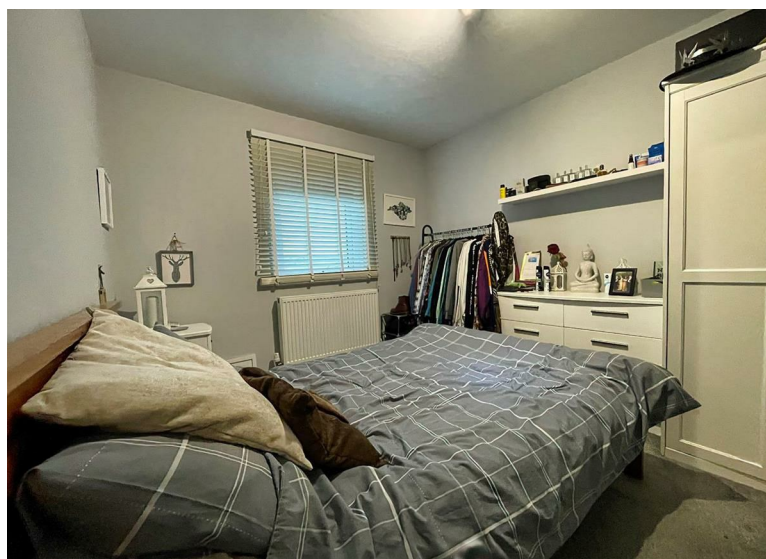
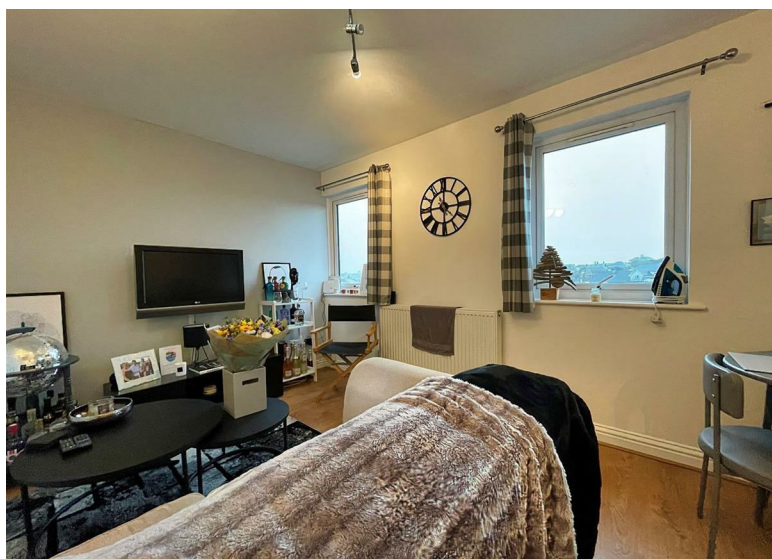
46 REGENT STREET
SHANKLIN
ISLE OF WIGHT
PO37 7AA

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



FLAT 2, 27
REGENT STREET
SHANKLIN
PO37 7AF

£129,950



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



• CHAIN FREE • TOP FLOOR FLAT • TWO BEDROOMS • PARKING • GAS CENTRAL HEATING • TOWN CENTRE

LOCATION

**** Chain Free**** A top floor/second floor flat, being well located in the town centre and offering easy access to the local shops, amenities, esplanade and railway station which connects to Portsmouth via the Ryde passenger boats. Also close by is the picturesque 'Old Village' with its selection of bars and restaurants.

The well presented accommodation benefits from gas fired central heating and uPVC double glazed windows. Additionally there is a security entry system.

The property would seem ideal for those looking for a first time purchase, or a rental investment. It comprises;

ENTRANCE HALL 15'10 x 4'2 excl of recess (4.83m x 1.27m excl of recess)

SITTING ROOM 14'9 x 9'8 (4.50m x 2.95m)

KITCHEN 6'2 x 9'8 (1.88m x 2.95m)

BEDROOM 1 11'11 x 9'5 (3.63m x 2.87m)

BEDROOM 2 11'5 x 7'5 (3.48m x 2.26m)

BATHROOM/WC

OUTSIDE

There is one allocated car parking space for the property which is approached via "the arches" on Regent Street.

SERVICES

All mains available.

TENURE

Leasehold. Held on the balance of a 125 year lease from January 2012. Current Ground rent is £266pa and current service charge is £1400pa.

COUNCIL TAX

Band A (can be confirmed with IOW Council)

