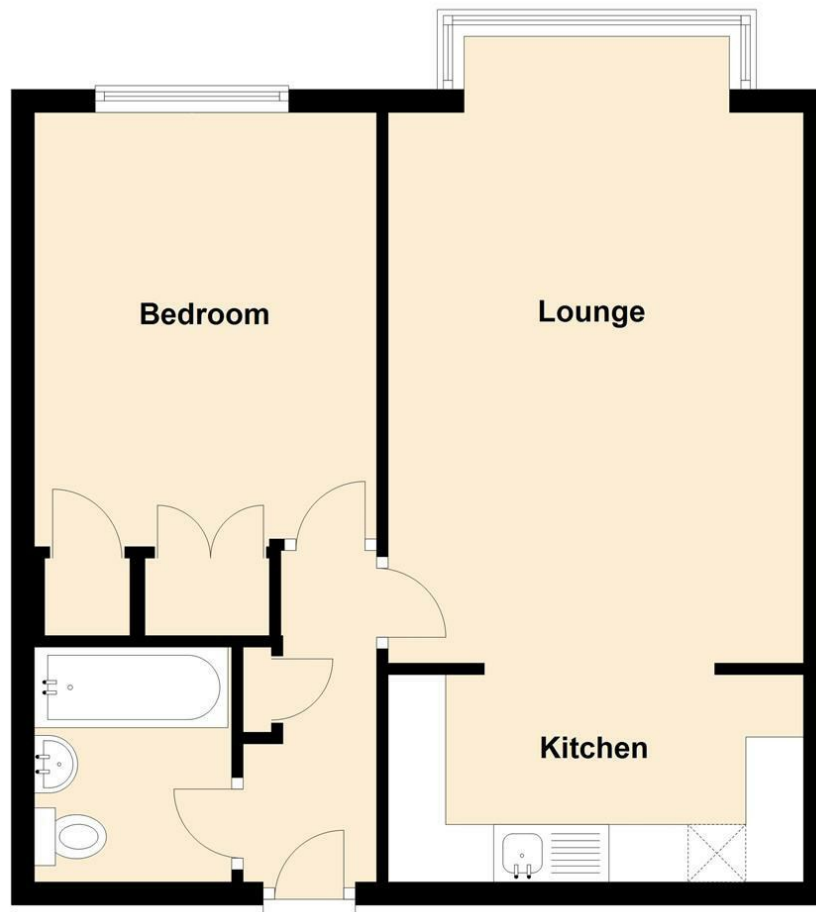


Ground Floor



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			
(69-80) C			
(55-68) D		67	73
(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

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ISLE OF WIGHT
PO37 7AA

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SALES@ARTHUR-WHEELER.CO.UK
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3 ORCHARD COURT
74 WILTON PARK ROAD
SHANKLIN
PO37 7BU

£695 PCM



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



- **GROUND FLOOR FLAT** • **ONE BEDROOM** • **SPACIOUS OPEN PLAN LIVING RM/KITCHEN** • **SHOWER OVER BATH** • **ALLOCATED PARKING** • **CONVENIENT LOCATION**

GROUND FLOOR FLAT offers a perfect blend of comfort and convenience. With one spacious bedroom, open plan lounge and kitchen area.

The bathroom features an electric shower over the bath, providing flexibility for your bathing preferences, electric heating and allocated parking for one vehicle to the rear

With its close proximity to local amenities and the stunning beaches that Shanklin is known for, this flat presents an excellent opportunity for those looking to enjoy a coastal lifestyle.

Rent excludes the tenancy deposit and any other permitted payments. Minimum term 6 months, preferably long term. Deposit payable is £801.00. Please contact us for further information or visit our website.

EPC Rating: D. Council Tax Band: A. Rent excludes the tenancy deposit and any other permitted payments. Please contact us for further information or visit our website. Deposit payable is £836.00. Min Term 6 months, long let available.

Communal Entrance Door with security entry system.

ENTRANCE DOOR

leading to:

ENTRANCE HALL

LOUNGE/DINER 18'8 into bay x 11'10 (5.69m into bay x 3.61m)

with sealed unit double glazed box bay window to the front aspect.

KITCHEN

Modern gloss units and space for washing machine, cooker and fridge-freezer.

BEDROOM 12'2 x 9'9 (3.71m x 2.97m)

Fitted double wardrobe and additional cupboard housing the electric hot water tank.

BATHROOM

Fitted with a three piece coloured suite with electric shower and extractor fan.

OUTSIDE

To the front is a small area of communal Garden mainly laid to lawn and enclosed by walls. Driveway leading to the rear providing off road parking for one vehicle (visitors spaces are available). Communal Garden area towards the rear of the property which is mainly laid to lawn with some mature trees and shrubs and drying line facilities are also provided.

SERVICES

Mains electricity water and drainage.

COUNCIL TAX

Band A

NB: In accordance with Section 21 of the Estate Agents Act 1979, we declare that Ian Thomas Director of Arthur Wheeler Estate Agents Ltd has a personal interest in the sale of this property



