

## Ground Floor



Floorplans are not to scale and for guidance only

| Energy Efficiency Rating                    |  | Current                 | Potential                                                                           |
|---------------------------------------------|--|-------------------------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |  |                         |                                                                                     |
| (92 plus) <b>A</b>                          |  |                         |                                                                                     |
| (81-91) <b>B</b>                            |  |                         |                                                                                     |
| (69-80) <b>C</b>                            |  |                         |                                                                                     |
| (55-68) <b>D</b>                            |  | 72                      | 79                                                                                  |
| (39-54) <b>E</b>                            |  |                         |                                                                                     |
| (21-38) <b>F</b>                            |  |                         |                                                                                     |
| (1-20) <b>G</b>                             |  |                         |                                                                                     |
| 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 APPARTMENT • PRIVATE ENTRANCE • ALLOCATED PARKING • SUPERB LOCATION • RENOVATED INCLUDING KITCHEN & BATHROOM SUITES • UPVC DOUBLE GLAZED WINDOWS & GAS CENTRAL HEATING

Forming part of the prestigious Westhill Manor development and situated in one of the most desirable locations in Shanklin "Old Town" this lovely 2 bedroom ground floor apartment really is a must see. Close to many miles of stunning countryside walks, thatched pubs and eateries and the Beach/Esplanade is around 1 mile distance. The local Cricket Club is located at the bottom of the drive of the development.

The apartment has recently been renovated by the current owner to include Kitchen and Bathroom suites to in our opinion a high standard. The accommodation boasts open plan Living/Kitchen/Dining area, and two good size bedrooms both with fitted wardrobe cupboards. Outside is an allocated parking space right next to the Private Entrance. The property is warmed by gas central heating via a new combination boiler and has uPVC double glazed windows.

We feel the property would suit a multitude of uses from private home, rental investment or own use holiday home and an internal viewing is highly recommended. The accommodation comprises;

**Steps up to;**

**Private Entrance Door leading to:**

**ENTRANCE HALL**

**OPEN PLAN LIVING AREA 21'0" max x 19'7" (6.40 max x 5.97)**

max (6.41m x 5.98m) of irregular shape.

**KITCHEN AREA**

Recently fitted Kitchen

**BEDROOM ONE 12'11 into recess x 10'10 (3.94m into recess x 3.30m)**

Fitted wardrobe cupboards.

**BEDROOM TWO 10'11 into recess x 9'6 (3.33m into recess x 2.90m)**

Fitted wardrobe cupboards

**SHOWER ROOM**

Recently fitted suite.

**OUTSIDE**

Allocated off road parking.

**TENURE**

Leasehold (to be confirmed). Held on the balance of a 999 year lease from January 1990.

The Service Charge is currently £60 per month plus £10 a month to the residents road fund.

**COUNCIL TAX - Band C**

**SERVICES - All mains available**



