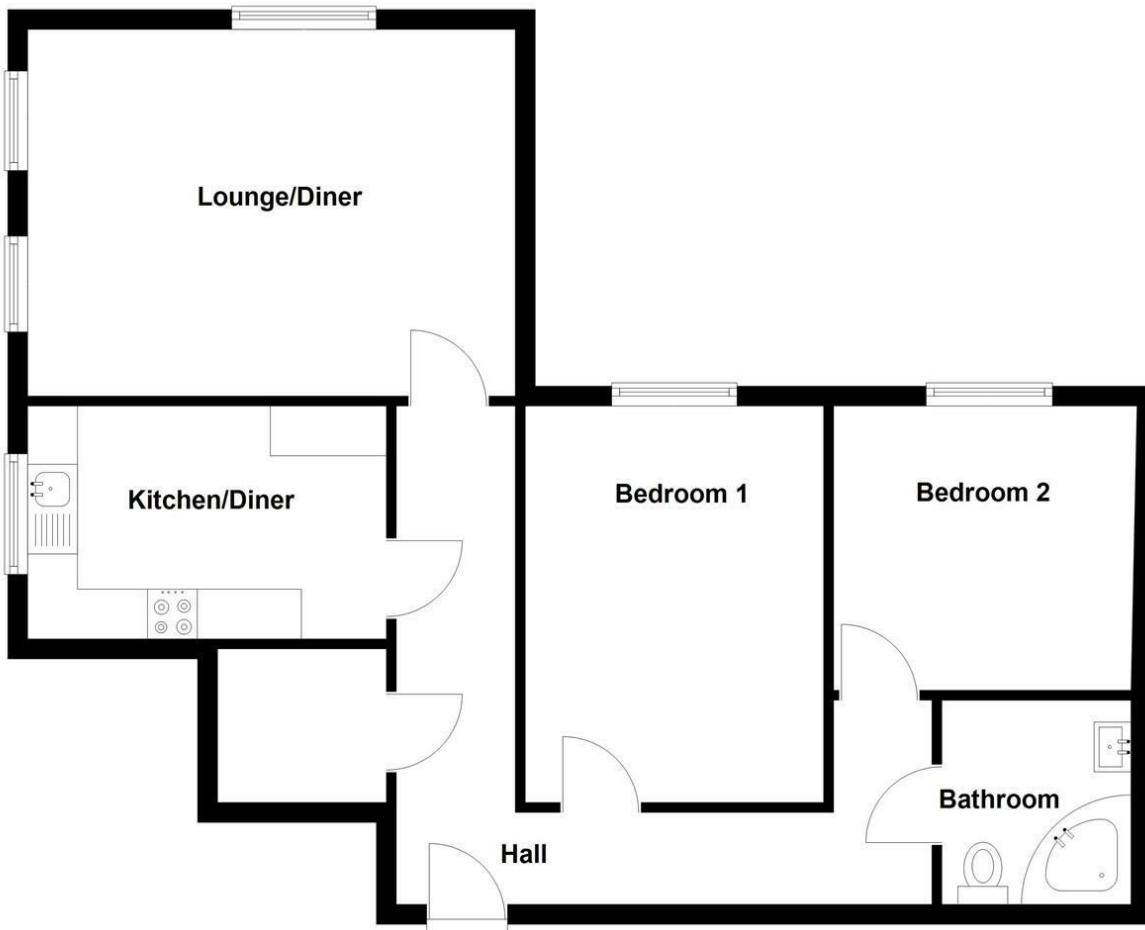
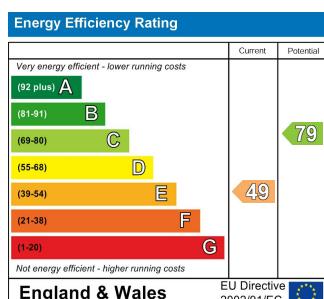


## Second Floor



Floorplans are not to scale and for guidance only



### 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

46 REGENT STREET  
SHANKLIN  
ISLE OF WIGHT  
PO37 7AA

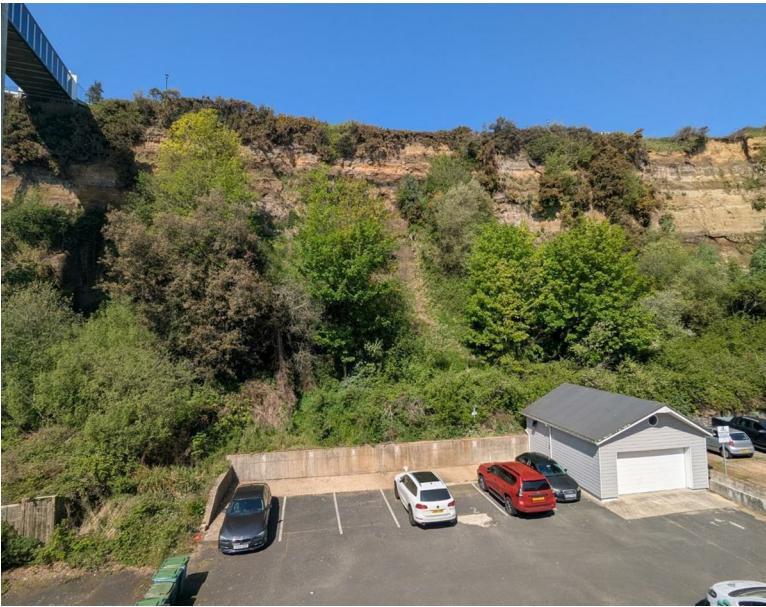
01983 868 333  
[SALES@ARTHUR-WHEELER.CO.UK](mailto:SALES@ARTHUR-WHEELER.CO.UK)  
[WWW.ARTHUR-WHEELER.CO.UK](http://WWW.ARTHUR-WHEELER.CO.UK)



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REDCLIFFE APARTMENTS ESPLANADE  
SHANKLIN  
PO37 6BG

£139,950



01983 868 333  
[www.arthur-wheeler.co.uk](http://www.arthur-wheeler.co.uk)



- CHAIN FREE • TWO BEDROOMS • KITCHEN/DINER • SPACIOUS BRIGHT LIVING ROOM • BATHROOM
- WITH CORNER BATH WITH SHOWER OVER • ALLOCATED PARKING FOR 1 CAR • SEAFRONT
- APARTMENT • LONG LEASE

\*\*CHAIN Free\*\* 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 and ceramic hob and space for washing machine and fridge and freezer. Small breakfast bar. Bathroom with corner bath and shower over. New grey carpets throughout. Electric heating & UPVC double glazing. Allocated parking to rear of building. Ground rent of only £150 which is fixed for term of the lease. To fully appreciate the location and property offering an internal viewing is recommended. It comprises:

#### 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)

With integrated electric oven and hob with extractor over, space for washing machine, fridge and freezer.

#### BEDROOM 1 12'5 x 9'10 (3.66m x 2.74m)

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

#### BATHROOM

With corner bath and shower over, basin and WC

#### SERVICES

Mains Electricity - Water - Drainage

#### TENURE

Lease - Held on the balance of a 999 year lease from 1988

Ground Rent - £150 per annum

Service Charge - £115.30 per month which includes the buildings insurance.

Pet Policy - No pets allow in block

#### COUNCIL TAX

Band B



