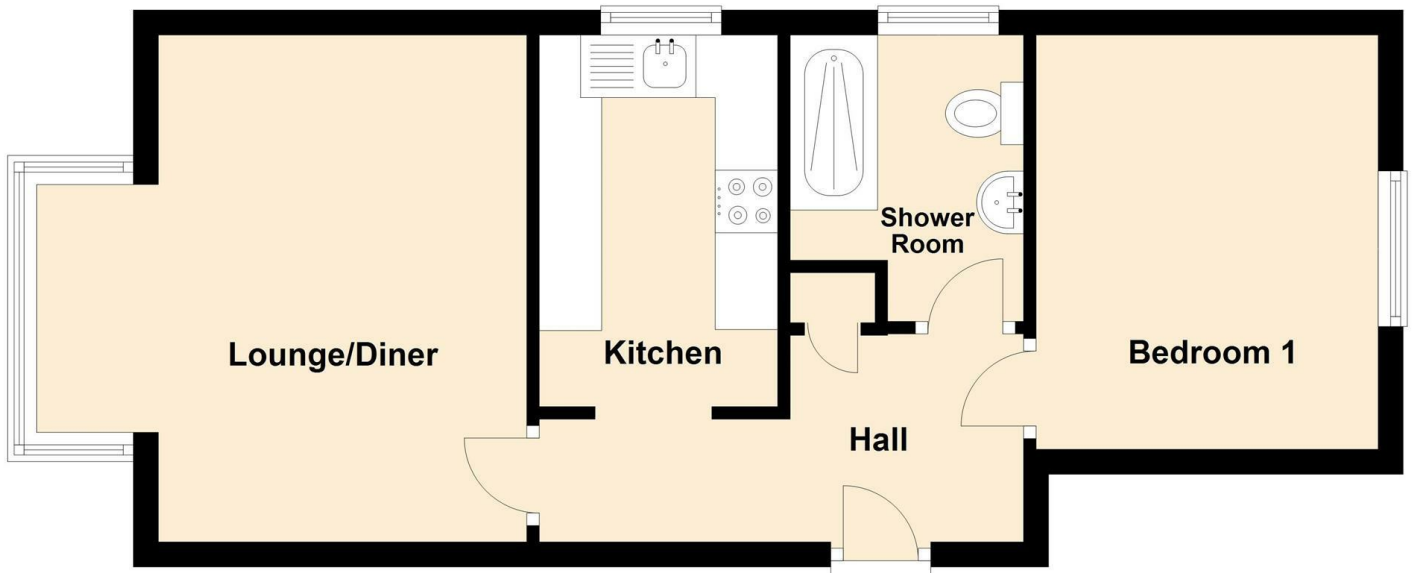


Ground Floor



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	75	76
(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.

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- 1 BEDROOMED GROUND FLOOR FLAT • TOWN CENTRE LOCATION • GAS CH • IN NEED OF MODERNISATION

NEW INSTRUCTION - Completely refurbished, purpose built, unfurnished, one double bedroom, ground floor flat, being one of four in a block that is well situated and offering easy access to the Town Centre shops and amenities..

Communal entrance, through to private front door. Entrance hallway, spacious easterly facing lounge. newly fitted modern kitchen with electric hob and oven, plumbing and space for washing machine and low level fridge.

Modern bathroom with white suite and shower over bath. Good sized double bedroom.

The property benefits from Gas Fired Central heating and double glazing.

EPC Rating: C. 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 £801.00. Min Term 6 months.

GROUND FLOOR

COMMUNAL ENTRANCE

ENTRANCE HALL

with store cupboard.

LOUNGE 12'11 x 12' into bay (3.94m x 3.66m into bay)

KITCHEN 6'7 x 9'9 (2.01m x 2.97m)

BATHROOM ROOM

Easy access shower area, wash basin and WC.

BEDROOM 9'1 x 10'10 (2.77m x 3.30m)

SERVICES

All mains are available.

COUNCIL TAX

Band A

