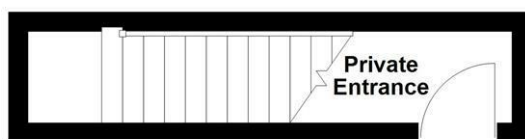
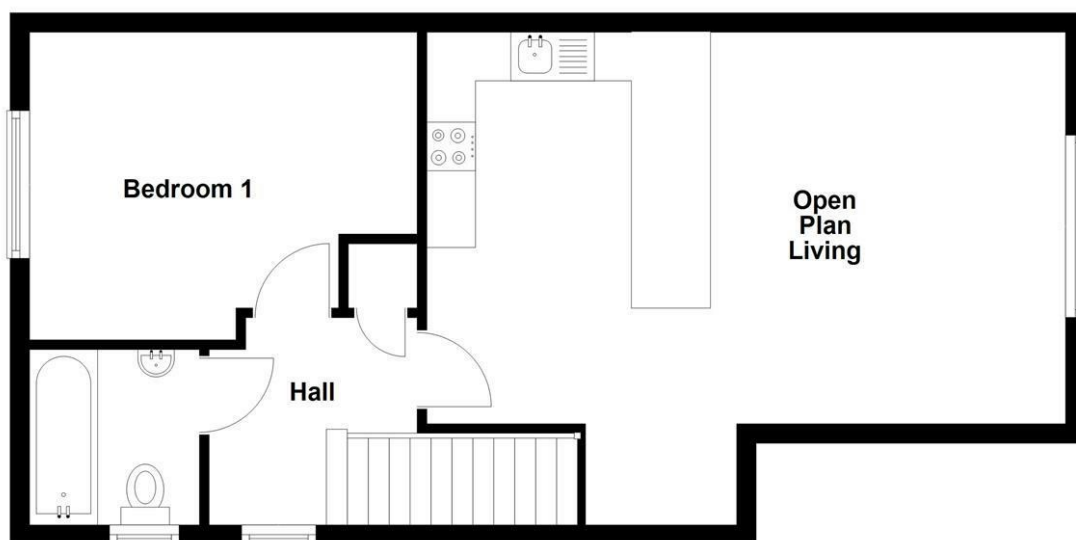


Ground Floor



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		76	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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- CHAIN FREE • ONE BEDROOM • PRIVATE ENTRANCE • ALLOCATED PARKING SPACE • OPEN PLAN LIVING • PURPOSE BUILT FLAT

Offered Chain Free! Situated close to the amenities of Lake including main bus services, a Pharmacist and a local Supermarket, this well appointed 1 Bedroom First Floor Maisonette really must be seen. Offering open plan living with a good sized Kitchen area and Breakfast Bar, opening to the Lounge. The property also has the benefit of its own private entrance and allocated parking for one vehicle, it is warmed by gas central heating and has uPVC double glazed windows. We feel the property would be a great first time buy or rental investment and to fully appreciate the size of the accommodation on offer we would recommend an internal viewing. It comprises;

PRIVATE ENTRANCE

Stairs to first floor

ENTRANCE HALL

Fitted storage cupboard

OPEN PLAN LOUNGE/KITCHEN 21'7 x 12'9 excluding recess (6.58m x 3.89m excluding recess)

BEDROOM 1 13'1 x 9'7 reducing to 6'2 (3.99m x 2.92m reducing to 1.88m)

BATHROOM 6'3 x 5'8 (1.91m x 1.73m)

OUTSIDE

Allocated parking space for one vehicle

COUNCIL TAX - Band A

TENURE - Leasehold

SERVICES - All mains available



