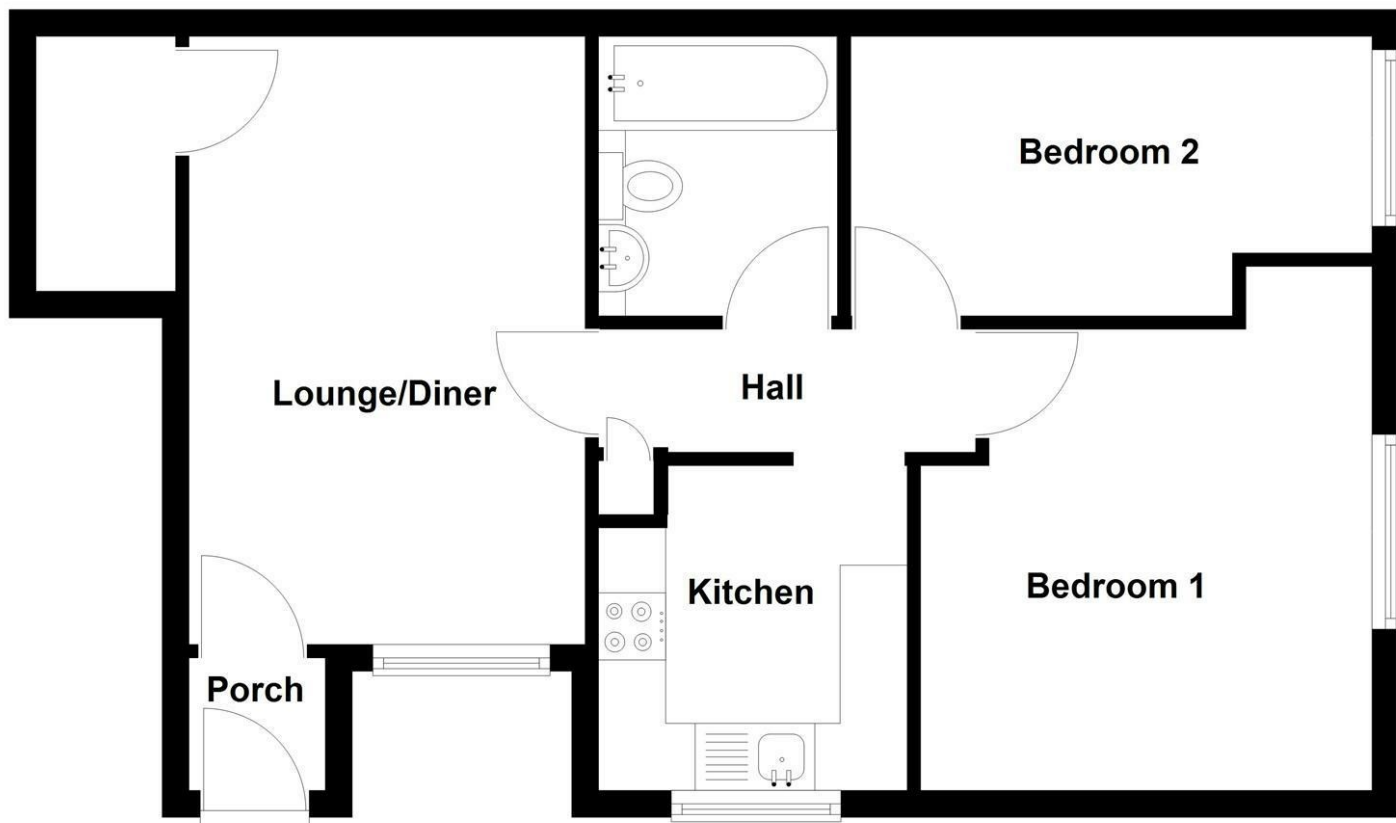


Ground Floor



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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	69	79
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! Situated in the semi-rural location of Apse Heath with many miles of countryside walks and a main bus service and local store/post office close by. This two bedroom, Ground Floor maisonette would seem ideally suited to a first time buyer, as a second home or a buy to let investment. With its own private entrance leading to a good sized Lounge/Diner with lovely open aspect views. The property in recent times has been upgraded by the current owners to include re-fitted Bathroom and Kitchen suites, uPVC double glazed windows and doors and a gas central heating system. Outside there is allocated parking for one vehicle and communal gardens surround the block with an area containing clothes drying line facilities. To fully appreciate the property on offer we would welcome an internal viewing. It comprises:

ENTRANCE PORCH

LOUNGE/DINER 14'10 x 9'8 (4.52m x 2.95m)

Storage cupboard

LOBBY

Storage cupboard

KITCHEN 8' x 6'9 (2.44m x 2.06m)

BEDROOM 1 11 x 10'1 plus recess (3.35m x 3.07m plus recess)

BEDROOM 2 10'5 x 6'10 (3.18m x 2.08m)

BATHROOM 6'3 x 5' (1.91m x 1.52m)

OUTSIDE

Communal gardens wrap around the block which are mainly laid to lawn and a clothes drying area. Allocated Off Road Parking for one vehicle.

TENURE - Leasehold

Service Charge: £1000

Ground Rent: £100

Lease: 150 years from 19/03/2021

SERVICES - All mains available

COUNCIL TAX - Band A



