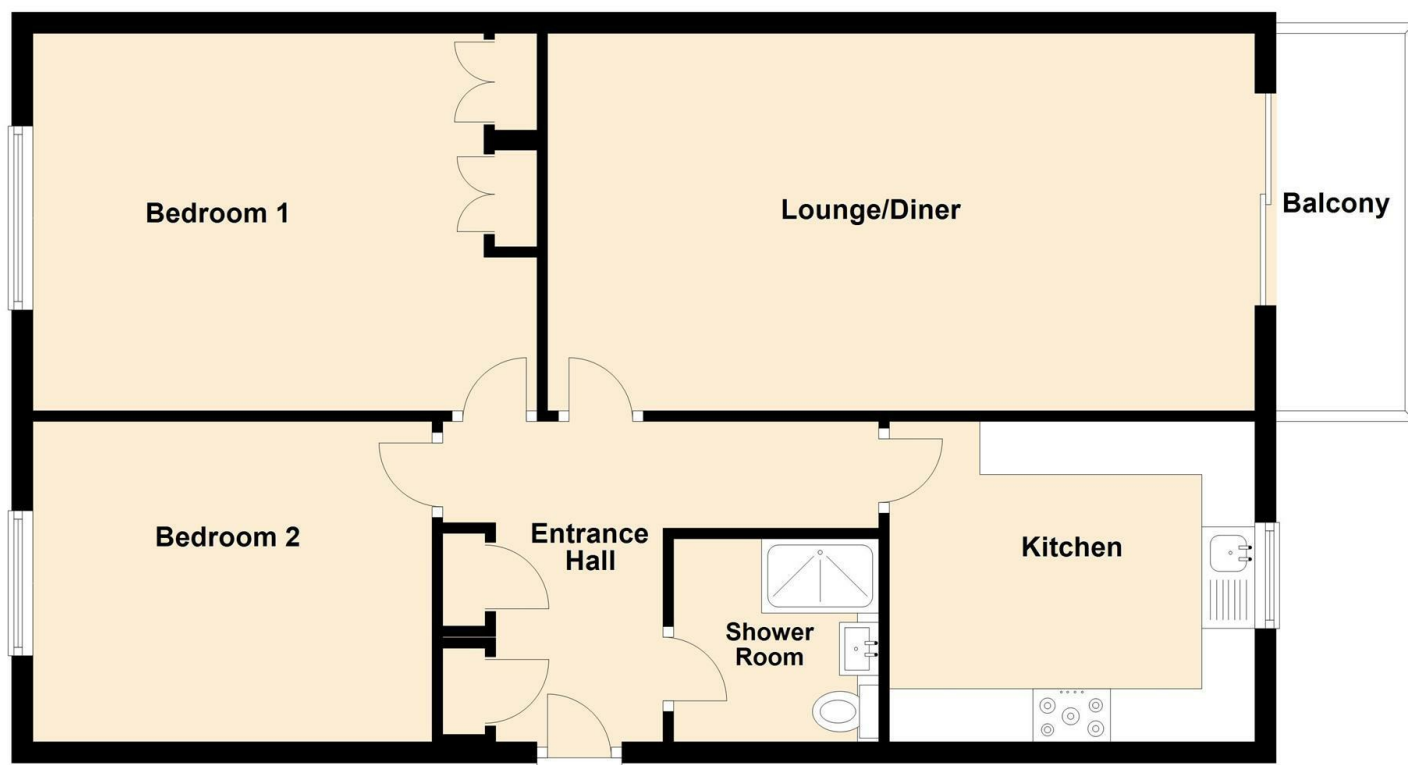


First Floor



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		
(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.

LOVE WHERE YOU LIVE

46 REGENT STREET
SHANKLIN
ISLE OF WIGHT
PO37 7AA

01983 868 333
SALES@ARTHUR-WHEELER.CO.UK
WWW.ARTHUR-WHEELER.CO.UK



FLAT 2 CRESCENT COURT
EAST MOUNT ROAD
SHANKLIN
PO37 6DS

£250,000



01983 868 333
www.arthur-wheeler.co.uk



- **PURPOSE BUILT FIRST FLOOR FLAT.**
- **TWO BEDROOMS.**
- **SINGLE GARAGE**
- **BALCONY WITH SEA VIEWS.**
- **REFITTED KITCHEN AND BATHROOM SUITES**

A purpose built First Floor flat forming part of the Crescent Court development which is well situated off of Hope Road, which is the approach road to the sandy beaches on the Esplanade. Also within a convenient distance are the town centre shops and amenities and the railway station.

The well planned accommodation benefits from gas fired central heating, replacement uPVC double glazed windows, a covered balcony enjoying sea views, refitted kitchen and bathroom suites and a garage. The current owners have resided at the property for approximately 20 years and are only moving due to their retirement plans. To fully appreciate the accommodation we would recommend an internal viewing. It comprises:

GROUND FLOOR

Main entrance door with security video intercom system.

STAIRS TO FIRST FLOOR

with additional rear access door.

ENTRANCE HALL

with two fitted cupboards.

SITTING ROOM 19'9 x 11'8 (6.02m x 3.56m)

with double glazed sliding patio door.to Covered Balcony 11'8 x 4'2.

KITCHEN 11'4 x 10' (3.45m x 3.05m)

with Worcester gas fired boiler.

BEDROOM 1 15'7 into wardrobe x 11'8 (4.75m into wardrobe x 3.56m)

BEDROOM 2 12'4 x 9'11 (3.76m x 3.02m)

SHOWER ROOM

with quadrant shower, basin and W/C unit

OUTSIDE

Communal grounds being mainly laid to lawn, visitor car parking spaces and allocated Garage 16'9 x 7'2 with up and over door, electric power points and fitted shelving.

SERVICES

All mains are available.

TENURE

Held on the balance of a 999 year lease from 1987. We understand that the current service charge is £1200 pa which includes a share of the building insurance premium.

COUNCIL TAX

Band C



