



Guide Price £127,500  
FLAT 4, 16 PROSPECT ROAD, SHANKLIN, PO37 6AE



## FOR CASH BUYERS ONLY.

A delightful **GROUND FLOOR APARTMENT** within a beautiful Victorian Villa. A **PRIVATE ENTRANCE** leads through to a spacious hallway leading to the kitchen with **AMPLE STORAGE** facilities. The property also consists of a stunning sitting/dining room with large bay window and ornate fireplace, **ONE DOUBLE BEDROOM**, plus bathroom with **ROLL TOP BATH** and overhead shower. The entire apartment benefits from large picture windows throughout, tall Victorian ceilings and much of the original **ARCHITECTURAL FEATURES**. There are delightful **COMMUNAL GARDENS** plus drying area.

Shanklin is one of the Isle of Wight's most well-known resorts, and it is therefore no surprise that there is a whole range of activities and attractions nearby. There is a range of cafes, restaurants and individually owned shops and town amenities, The beach is a one of the Island's best known stretches of golden sands, which backs onto a traditional English seafront promenade. Boasting its own Victorian railway station with links through to London Waterloo (door to door 2 hours 30 minutes. One of Shanklin's most recognisable attractions and buildings is the Shanklin Theatre which is located on Prospect Road at one of the highest points of Shanklin town. Originally opened in 1874, the Theatre has offered a brilliant variety of entertainment over the years, from music, comedy and theatre to ballet and even the circus

## ACCOMMODATION:

A private entrance door into:

### HALLWAY: 5.21m x 1.22m (17'1 x 4'0)

Spacious entrance hallway with night storage heater. Many original ornate features including high skirting boards and tall ceiling. Large storage cupboard. New electrical circuit board.

### KITCHEN 3.40m x 1.91m (11'02 x 6'03 )

Good sized kitchen with matching cupboard and drawer units, offering ample storage facilities - with contrasting work surfaces over. Large picture window. Some built in appliances to include electric cooker and ample plug points.

### BEDROOM: 3.18m x 2.77m (10'5 x 9'1)

Large double bedroom with night storage heater. Large picture window over-looking the communal garden.

### SITTING/DINING ROOM: 4.57m x 3.96m (15'0 x 13'0)

Stunning reception room with large bay window, ornate fireplace and high ceilings. Night storage heater.

### BATHROOM: 3.07m x 1.96m (10'1 x 6'5)

White suite comprising roll top bath with over head shower and curtain. Heated towel rail. Cupboard housing high pressure water tank.

## OUTSIDE SPACE:

Private front entrance.

There are communal gardens to enjoy with seating and drying areas.

## TENURE:

LEASEHOLD: 99 years from December 1985

Ground Rent: £25 pa

Service Charge: £750 pa including buildings insurance

Assured Shorthold Tenancies and Pets are permitted. No Holiday Lets.

## COUNCIL TAX:

BAND: A

## DISCLAIMER:

Whilst we aim to provide very accurate information, are details are to be used as a guide only and not to be taken as statements of fact. Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order.

GROUND FLOOR  
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA : 521 sq.ft. (48.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The architect, surveyor and appliances shown have not been tested and no guarantee is given to their operability or efficiency can be given.  
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