



- Ground Floor Flat
- Communal Garden
- Close to Local Amenities

- 2 Bedrooms
- Double Glazing
- Ideal First Time Buyer or Holiday Home

- Lounge & Separate Kitchen
- Good Decorative Order
- Viewing Recommended!

Flat 1 8 Prospect Road, Shanklin, Isle of Wight, PO37 6AE

£140,000

This well-presented ground floor flat forms part of a converted character building located just a short walk from Shanklin town centre with a variety of local amenities on offer and the famous 'Old Village' with its picturesque thatched cottages and variety of popular eateries and pubs to choose from. The nearby train station benefits from direct ferry links with the mainland and the seafront with miles of sandy beaches and family friendly attractions is only minutes away.

The nicely decorated accommodation comprises 2 bedrooms, good size lounge with separate kitchen and bathroom. Additionally, the flat benefits from gas central heating, full UPVC double glazing, a private secure store cupboard in the communal hallway and access to the communal garden located at the front of the building.

The very convenient location makes this an ideal first home for anyone wanting to be within walking distance of Shanklin's many amenities or a second home/holiday let investment for buyers looking to benefit from the many local attractions and easy access to the beach. A viewing is recommended to fully appreciate everything this fantastic property has to offer!



Accommodation

Communal Entrance

Ground Floor Lobby

Private storage cupboard.

Hallway

Kitchen

12'8 plus recess x 6'3 (3.86m plus recess x 1.91m)

Lounge

14'8 into bay x 12'8 max (4.47m into bay x 3.86m max)

Bedroom 1

15'2 max x 11'8 max (4.62m max x 3.56m max)

Bedroom 2

12'11 x 5'9 (3.94m x 1.75m)

Bathroom

9' x 5'8 max (2.74m x 1.73m max)

Outside

To the front of the building the communal garden is laid mainly to lawn.



Services

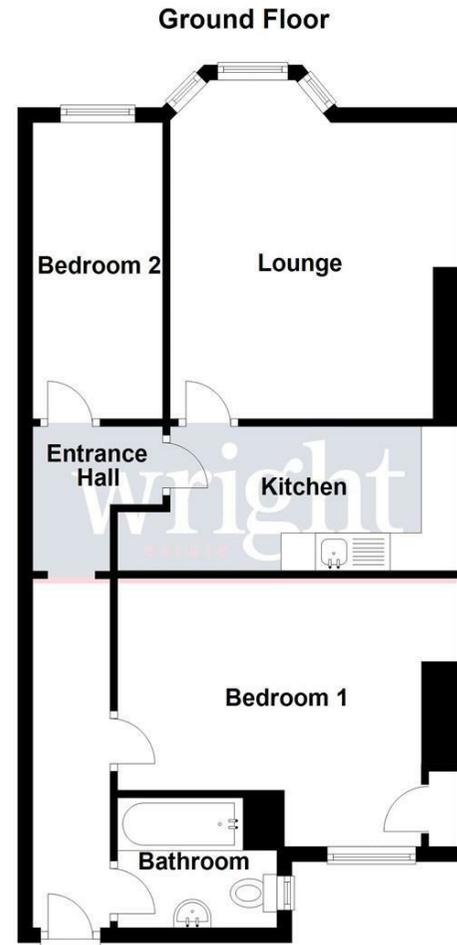
Unconfirmed: gas, electric, telephone, mains water and drainage.

Council Tax

Council Tax Band A - Please contact The Isle of Wight Council on 01983 823901.

Agents Notes

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.



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		

Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblasons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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Viewing:
Date
Time