



- Ground Floor Flat
- Allocated Parking
- Newly Installed UPVC Windows

- 2 Bedrooms
- Private Entrance
- CHAIN FREE

- Private Garden
- Easy Access to the Cliff Path
- CASH BUYERS ONLY

2 Rostrevor Court Sandown Road, Lake, PO36 9JX

**Offers in Excess of £99,000**

This surprisingly spacious ground floor flat forms part of a converted building, conveniently located a short walk from the Cliff Path and seafront, with bus stops on the doorstep providing a regular service to between Shanklin and Sandown.

The well-proportioned accommodation comprises 2 bedrooms, lounge with direct access to the private garden, kitchen and bathroom. Additionally, the property benefits from a private entrance and allocated parking located to the side of the building.

The very convenient position, freshly decorated accommodation, and allocated parking makes this an ideal full-time home or buy to let investment. The flat is for sale CHAIN FREE and a viewing is recommended to fully appreciate everything this fantastic property has to offer!



## Accommodation

### Entrance Hall

### Lounge

13'8 x 12'1 (4.17m x 3.68m)

### Kitchen

11'4 x 6'6 (3.45m x 1.98m)

### Bedroom 1

11'3 x 11'2 (3.43m x 3.40m)

### Bedroom 2

11'2 x 8'1 (3.40m x 2.46m)

### Bathroom

9' x 5'2 (2.74m x 1.57m)

### Outside

To the front of the property there is a private garden laid accessed directly from the lounge. Allocated parking is located to the side of the building, adjacent to the private entrance.

### Lease Information

Lease - 62 years remaining

Service Charge - £1,240 per annum

Ground Rent - £125 per annum

**\*\* Please note that due to the current lease length the property is only suitable for CASH BUYERS \*\***



**Services**

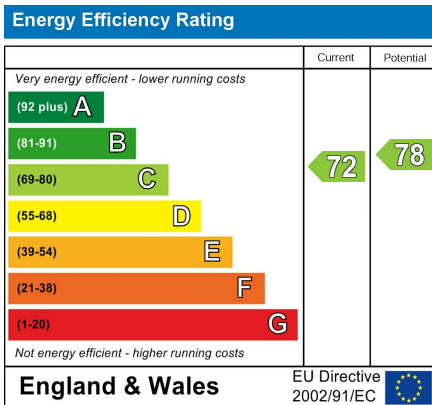
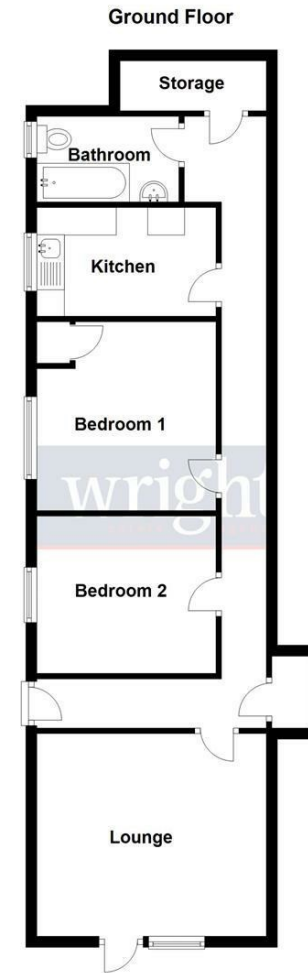
Unconfirmed: gas, electric, telephone, mains water and drainage.

**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.



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 Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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**Viewing:**      Date .....      Time .....