



- Purpose Built Ground Floor Apartment
- En-Bloc Garage
- UPVC Double Glazing & Electric Heating
- 2 Bedrooms
- Communal Gardens & Drying Area
- Close to Local Amenities
- Private Balcony
- Popular Location
- Viewing Recommended!

Flat 4, Hedley Court 74 Victoria Avenue, Shanklin, Isle of Wight, PO37 6LY

£219,950

This purpose built ground floor apartment forms part of a development specifically for residents over 50 years of age and is located in one of Shanklin's most sought after areas, on the outskirts of the town. The property is on a bus route providing a regular service in to the town centre, with an array of shops, supermarkets, local train station with mainland ferry links and the beach all within easy reach.

The well-proportioned accommodation comprises a lounge with direct access to the private balcony, a separate kitchen with dining area, 2 bedrooms, and a shower room. Additionally, the property benefits from an en-bloc garage and access to the communal grounds and drying area located at the rear of the building.

The popular location and comfortable ground floor accommodation makes this an ideal home for anyone looking to enjoy a quieter pace of life in one of the Island's most sought after seaside towns. A viewing is essential to fully appreciate everything this fantastic purpose built apartment has to offer.



Accommodation

Communal Hallway

Entrance Hall

Lounge

16'11 x 10'10 (5.16m x 3.30m)

Kitchen/Dining Room

14'11 x 8'11 (4.55m x 2.72m)

Bedroom 1

11'5 plus fitted wardrobe x 10'8 (3.48m plus fitted wardrobe x 3.25m)

Bedroom 2

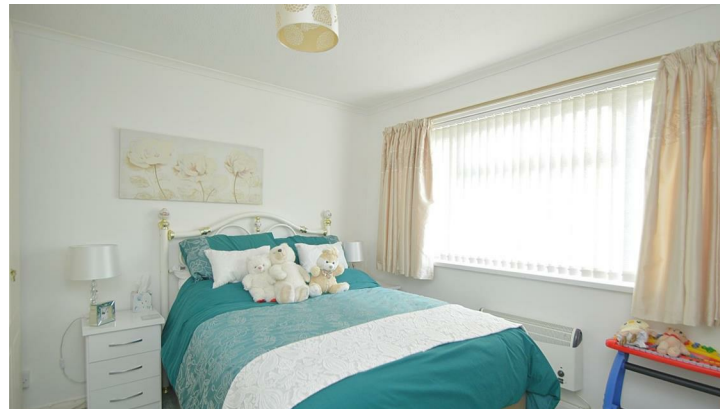
10'11 x 8'10 plus fitted wardrobe (3.33m x 2.69m plus fitted wardrobe)

Shower Room

10'8 x 4'10 (3.25m x 1.47m)

Outside

To the front of the building there is a communal garden laid to lawn. The driveway provides access to the rear of the building and the en-bloc garages. The communal drying area/garden is located to the rear of the garages.



Services

Unconfirmed: electric, telephone, mains water and drainage.

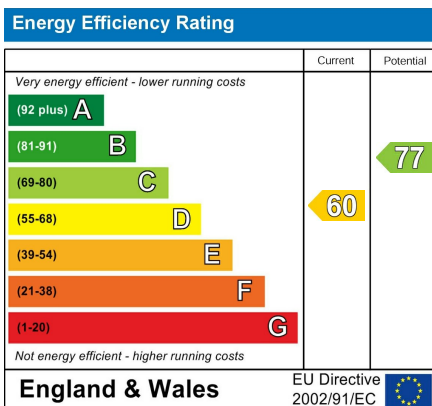
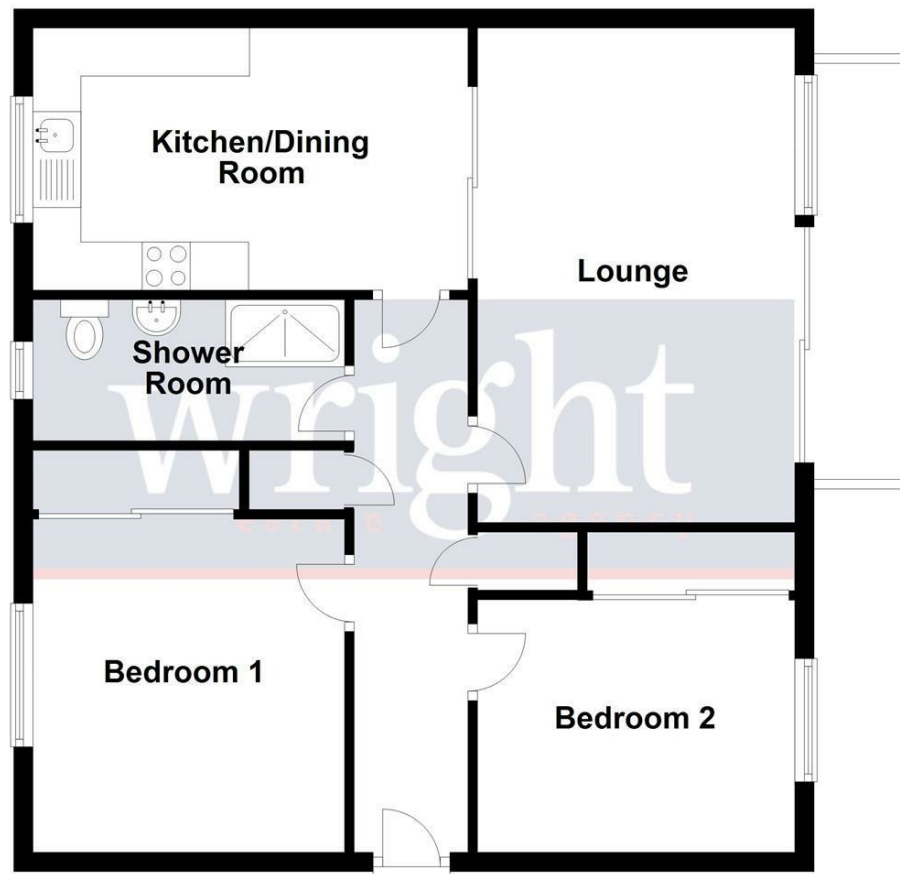
Council Tax

Council Tax Band B - Please contact The Isle of Wight Council.

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.

Ground Floor



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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PROTECTED

Viewing: Date Time