



- Second Floor Apartment
- Close to Town Centre
- Share of Freehold

- 3 Bedrooms
- Double Glazing & Gas Central Heating
- CHAIN FREE

- Allocated Parking
- Ideal Full Time or Holiday Home
- Viewing Recommended!

10 Clarendon House 15 Clarendon Road, Shanklin, Isle of Wight, PO37 7AG

£149,950

This spacious top floor apartment forms part of an attractive purpose built block located a short walk from Shanklin town centre. A variety of local shops, trains station with mainland ferry links and the beach are all within easy reach. The apartment has been owned from new by the current vendors and has been a successful 'buy to let' property since 2006.

The light and airy accommodation comprises 3 bedrooms, lounge, kitchen/diner and bathroom. Additionally, the property benefits from an allocated parking space in the adjacent resident's car park. The apartment has just been re-decorated throughout making it an ideal full time or holiday home for anyone looking to utilise the many amenities Shanklin has to offer. A viewing is recommended to fully appreciate everything this fantastic CHAIN FREE apartment has to offer!



Accommodation

Communal Entrance

Second Floor Landing

Entrance Hall

Lounge

14'1" x 10'1" (4.29 x 3.07)

Kitchen/Diner

17'1" x 8'10" max (5.21 x 2.69 max (5.20 x max))

Bedroom 1

14'1" x 10'2" (4.29 x 3.10)

Bedroom 2

10'1" x 9'11" (3.07 x 3.02)

Bedroom 3

8'11" x 8'10" (2.72 x 2.69)

Bathroom

8'6" x 5'2" (2.59 x 1.57)

Outside

Communal gardens surround the building. There is an allocated parking space in a gated car park located to the side of building. The apartment is accessed via a secure entry phone system.



Services

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

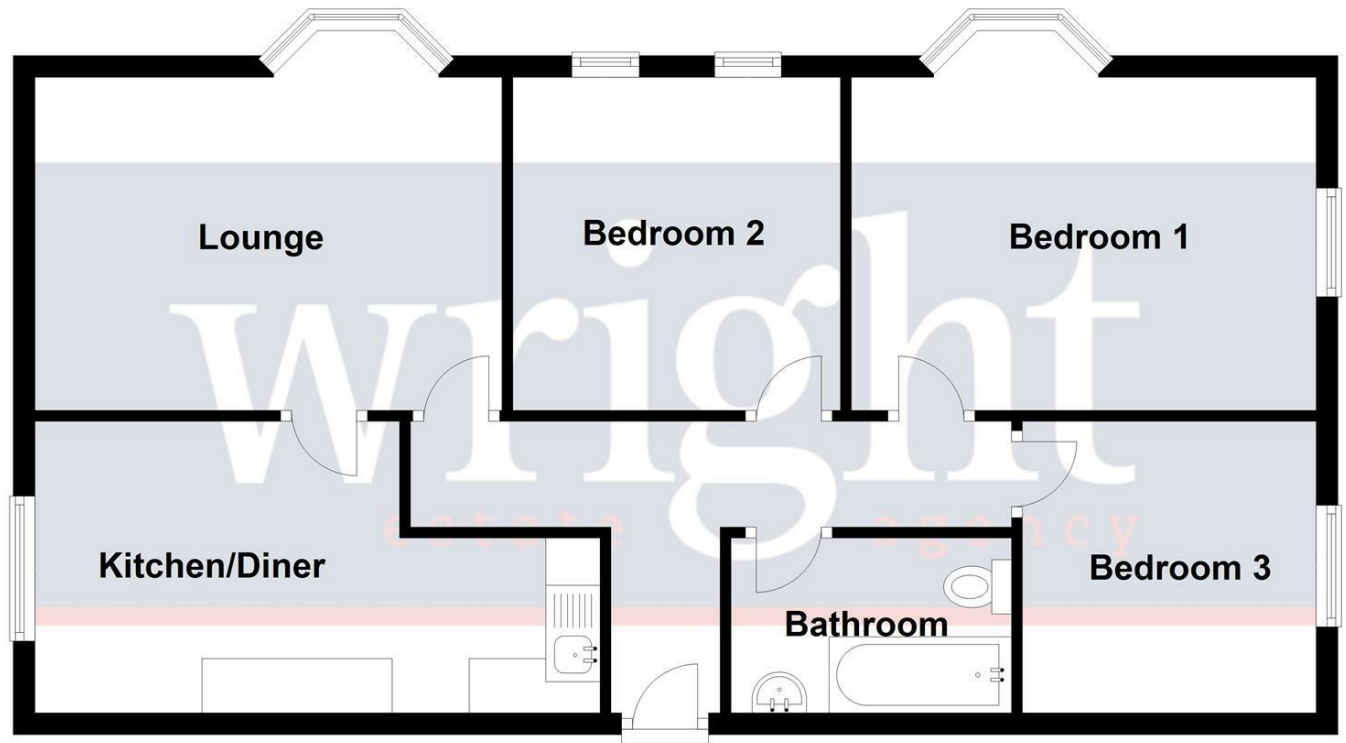
Council Tax

Band C - 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.

Second Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	80
(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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PROTECTED

Viewing: Date Time