



- Purpose Built Second Floor Flat
- Allocated Parking
- Ideal Full-Time Home or BTL Investment

- Double Bedroom
- CHAIN FREE
- Gas Central Heating & UPVC Double Glazing

- Lounge & Separate Kitchen
- Town Centre Location
- Viewings Welcome

Flat 3 31b Regent Street, Shanklin, PO37 7AF

£125,000

This purpose built second floor flat is conveniently located in the heart of Shanklin, a stone's throw from a variety of shops, supermarkets, the local train station with mainland ferry connections, and just a short walk from the seafront with miles of sandy beaches and coastal paths to explore.

The well-presented accommodation comprises a lounge, separate kitchen, double bedroom, and bathroom. Additionally, the property benefits from allocated parking located at the rear of the building.

The very convenient location, and allocated parking makes this an ideal full-time home or BTL investment for anyone looking for a low maintenance purpose built property within easy reach of the many amenities Shanklin has to offer.



Accommodation

Communal Entrance

Second Floor Landing

Entrance Hall

Lounge

12'4 x 11'11 max (3.76m x 3.63m max)

Kitchen

10'8 x 5'3 (3.25m x 1.60m)

Bedroom

12'5 x 9'7 max (3.78m x 2.92m max)

Outside

To the rear of the building there is an allocated parking space.



Services

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

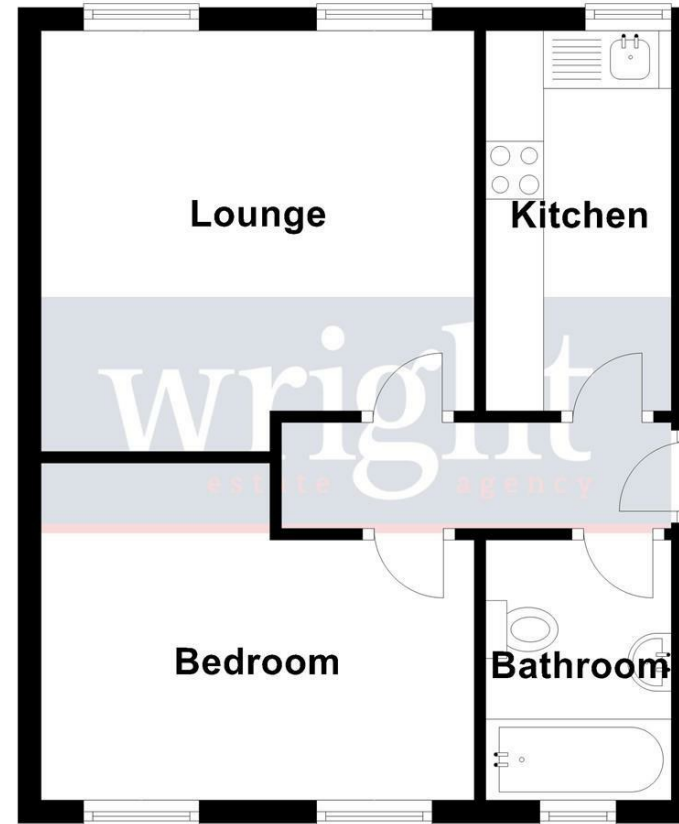
Council Tax

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.

Second Floor



| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (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 Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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PROTECTED

Viewing: Date Time