



- Stunning Ground Floor Flat
- Off Road Parking
- Gas Central Heating

- Character Building
- Communal Garden
- Two Bedrooms

- Large Kitchen/Diner
- Convenient Location
- A Must View Home

Flat 2, Ochiltree House Victoria Avenue, Shanklin, PO37 6LT

£195,000

This stunning ground floor apartment is located in the desirable Victoria Avenue, which is just minutes away from Shanklin's town centre, with its local amenities, transport links and the Old Village. The home's approach from the large reception hall oozes character and charm. The home offers a delightful lounge, a superb kitchen/diner, two bedrooms, and a large bathroom. Private access to the flat is also available at the side via the patio doors leading directly into the lounge. The property has gas central heating.

Off road parking is available to the front, and the communal garden is located at the rear of the building. There is also a delightful covered Verandah at the front, with doors from the bedroom. This wonderful flat must be viewed to be fully appreciated, so contact our Shanklin branch to arrange your viewing today.



Accommodation

Communal Entrance Hall

Flat Entrance

Kitchen/Dining Room

15'2 max x 13'6 max (4.62m max x 4.11m max)

Lounge

14'4 max x 11'8 max (4.37m max x 3.56m max)

Bedroom 1

14'4 max x 9'8 (4.37m max x 2.95m)

Bedroom 2

10'7 x 6'7 (3.23m x 2.01m)

Bathroom

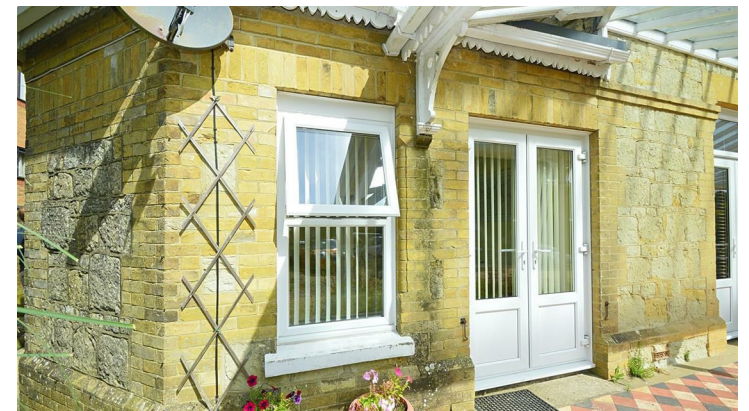
9'10 max x 7'8 (3.00m max x 2.34m)

Parking

There is off road parking for one car at the property.

Outside & Communal Gardens

To the front is a covered Verandah and at the rear of the building is a communal garden area.



Services

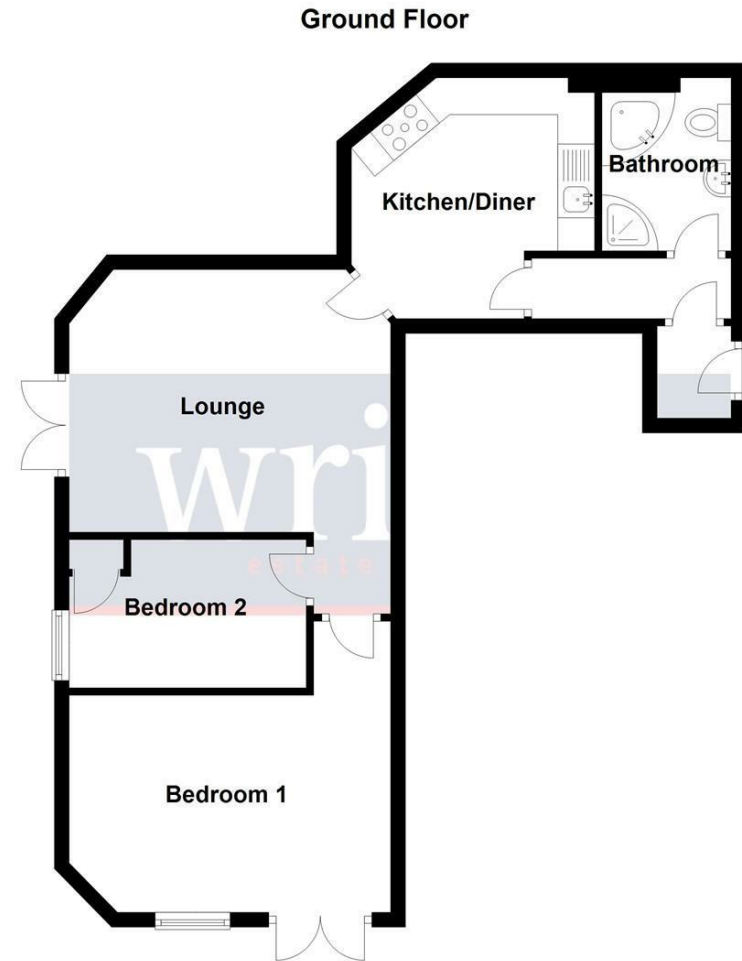
Unconfirmed: gas, electric, telephone, mains water and drainage.

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.



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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Viewing:
Date
Time