



- First Floor Flat
- Large Open-Plan Living/Kitchen Area
- NEWLY RENOVATED
- Lovely Views
- 1 Bedroom
- Ideal First Time Buyer Home
- Seconds from Shanklin 'Old Village'
- CHAIN FREE
- Viewings Welcome

Flat 5 73 High Street, Shanklin, PO37 6NL

£99,950

This light and airy first floor flat forms part of a character building, conveniently located seconds from Shanklin 'Old Village' with its charming thatched cottages, and the town centre with a range of shops, supermarkets and the local train station with direct connections to the mainland. The seafront is within easy reach and provides access to miles of sandy beaches and coastal walks to explore.

The NEWLY RENOVATED accommodation comprises a large open-plan living/kitchen area with lovely views, a double bedroom, and shower room. A viewing is recommended to fully appreciate everything this fantastic CHAIN FREE property has to offer.



Accommodation

Communal Entrance

First Floor Landing

Open-Plan Living/Kitchen Area
22'11 x 13'3 max (6.99m x 4.04m max)

Bedroom
11'1 x 10'1 (3.38m x 3.07m)

Inner Lobby

Shower Room



Services

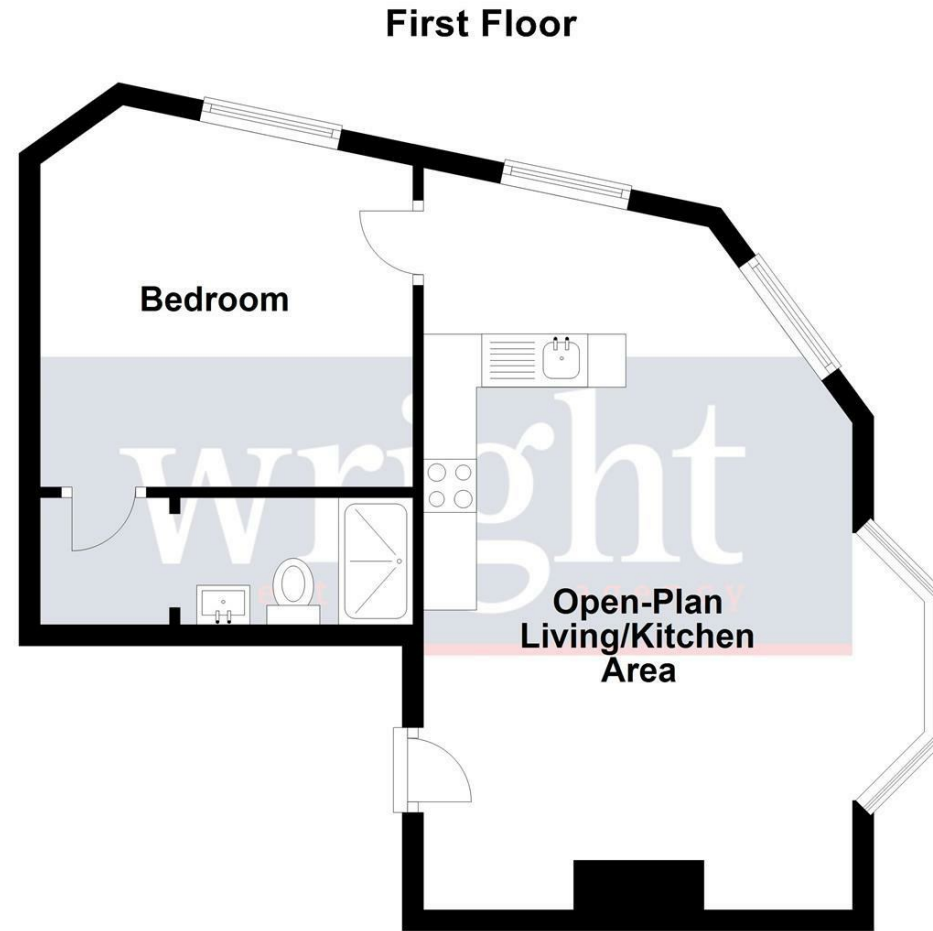
Unconfirmed: electric, telephone, mains water and drainage.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			65
(39-54) E	40		
(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.

33 Regent Street, Shanklin, Isle of Wight, PO37 7AF

Phone: 01983 866822

Email: shanklin@wright-iw.co.uk

Viewing: Date Time