



- Purpose Built First Floor Apartment
- Allocated Parking
- CHAIN FREE

- 2 Bedrooms
- Short Walk to Town Centre
- Viewings Welcome

- Large Lounge with Views Across Shanklin
- Share of Freehold
- Ideal Full-Time Home or BTL Investment

6 Victoria Court, Salem Road, Shanklin, PO37 6PE

**£159,950**



This PURPOSE BUILT first floor apartment is conveniently located just a short walk from both Shanklin town centre with its wealth of amenities and the 'Old Village' with its picturesque thatched cottages and popular eateries to choose from. Bus stops with a regular service into Sandown and Newport are literally on the door step, with the local train station only minutes away.

The well-proportioned accommodation comprises 2 bedrooms, a large lounge/dining room with views across Shanklin, a separate kitchen, and bathroom. Additionally, the property benefits from an allocated parking space located at the rear of the building.

The very convenient location and allocated parking makes this an ideal home for anyone looking to enjoy life by the sea in one of the Island's most popular coastal towns. A viewing is recommended to fully appreciate everything this fantastic CHAIN FREE apartment has to offer!



## Accommodation

**Communal Entrance**

**First Floor Landing**

**Entrance Hall**

**Lounge/Dining Room**

15'8 x 11'6 (4.78m x 3.51m)

**Kitchen**

11'8 x 7'10 (3.56m x 2.39m)

**Bedroom 1**

11'9 x 9' (3.58m x 2.74m)

**Bedroom 2**

9' x 8'7 (2.74m x 2.62m)

**Bathroom**

7'5 x 5'4 (2.26m x 1.63m)

**Outside**

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

**Lease Information**

Share of Freehold - No Ground Rent.

Remainder of 999 Year Lease.

Service Charge - £720 Per Annum.

Pets Are Not Permitted.



Services

Unconfirmed: electric, telephone, mains water and drainage.

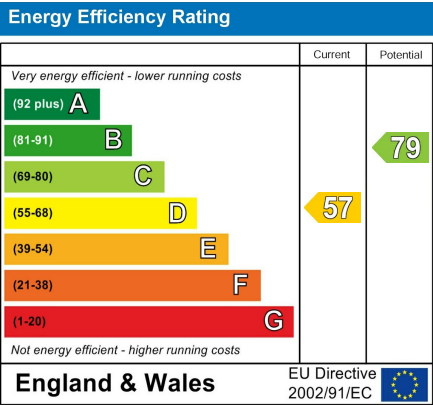
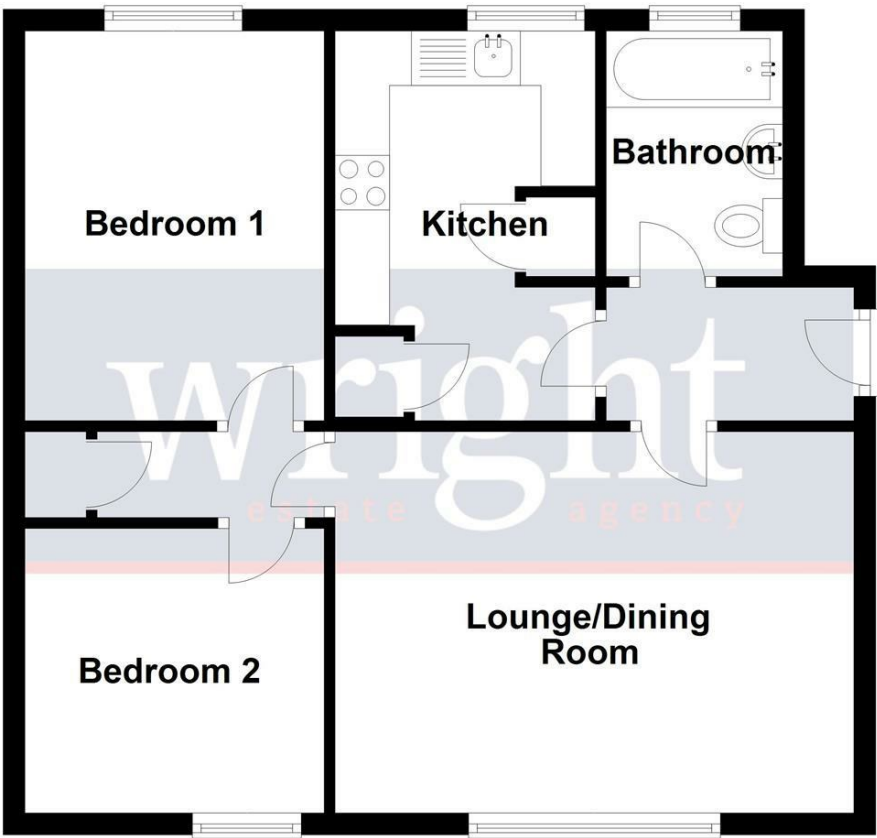
Council Tax

Band B - 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.


First 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 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



PROTECTED



Viewing:      Date .....      Time .....