



# Victoria Avenue

## Shanklin

£165,000



A spacious apartment, with 2 large double bedrooms, Lounge/Diner and modern shower room. Sliding patio doors with Juliette balconies provide light and views onto the communal courtyard gardens. Although on the first floor there are only a few steps up to your own front door. Complete with Off street parking. Located just a short walk from the 'Old village' in addition to being on a regular bus route. Electric heating throughout.





## 2 Bedroom First Floor Apartment

### Entrance Porch

The apartment has its own front door - located towards the back of the building.

### Lounge/Diner 17' 11" x 10' 6" (5.46m x 3.21m)

A large dual purpose main reception. With sliding patio doors and Juliette balcony overlooking the communal rear gardens.

### Kitchen 12' 1" x 14' 2" (3.68m x 4.32m) L-Shape (max)

Arranged with floor and wall mounted storage units with contrasting counter tops. Space for a breakfast table and chairs. Utility cupboard with an immersion water heater and plumbing for a washing machine. With sliding patio doors and Juliette balcony overlooking the communal rear gardens.

### Bedroom 1 14' 2" x 12' 8" (4.32m x 3.87m) max

A large main double bedroom overlooking the gardens. Large built-in closet/wardrobes.

### Bedroom 2 14' 8" x 11' 0" (4.48m x 3.35m)

A second large double bedroom found a short split level down from the entrance hall.

### Bathroom

Recently refurbished to provide a modern corner shower and cubicle, w/c basin and heated towel rail. Extractor.

### Outside

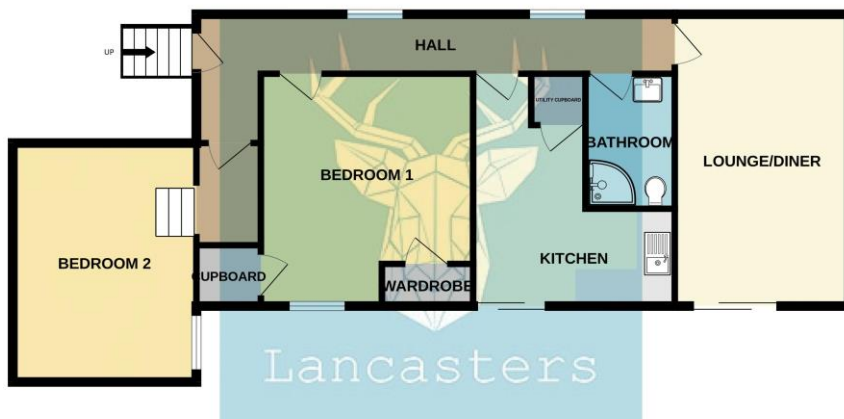
The property has use of communal courtyard gardens found at the rear of the main building. allocated off street parking.

### Tenure

Lease length 925 years from 2000 with share of freehold. Ground Rent £25.00. Maintenance charge £75.00 per month which covers building insurance and outside maintenance. Pets permitted which do not cause a nuisance.



FIRST FLOOR  
872 sq.ft. (81.0 sq.m.) approx.



TOTAL FLOOR AREA: 872 sq.ft. (81.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 02024

Want more photos and a video? Scan here

Lancasters Estate Agents  
65 High Street | Cowes | Isle of Wight | PO31 7RL  
01983 209020 Homes@Lancasters.org

Tenure:  
Council:  
EPC:



These sales particulars do not form part of any contract. The agent has not undertaken any form of survey on the property and has not checked any services. If you decide to purchase this, or any other property, we advise you undertake your own enquiries via your separately appointed solicitor and surveyor.