

Fitzroy Street Sandown, PO36 8HZ

£150,000



Offered CHAIN FREE!! Is this two bedroom first floor apartment, within a short walking distance to Sandown beach and town centre. This well presented first floor apartment consists of good-sized living room, double bedroom, single bedroom, modern-fitted kitchen/breakfast room and modern-fitted bathroom. There is an off-road parking space to the rear of the property. Other benefits include gas central heating & double glazing. This is perfect for first time buyers or alternatively investors!!

CHAIN FREE!!

FIRST FLOOR APARTMENT

WALKING DISTANCE TO BEACH & TOWN  
CENTRE

2 BEDROOMS

OFF ROAD PARKING SPACE

GAS CENTRAL HEATING & DOUBLE GLAZING

## ROOMS

### Kitchen/Breakfast Room 15' 1" x 9' 2" (4.6m x 2.8m)

Laminate flooring. Modern-fitted kitchen with electric hob & oven. Sink drainer. Room for white goods.

### Hallway

### Cupboard

### Living room 12' 6" x 16' 5" (3.8m x 5m)

Carpet flooring. Double glazed window to front aspect. Radiator.

### Bedroom 1 10' 10" x 10' 6" (3.3m x 3.2m)

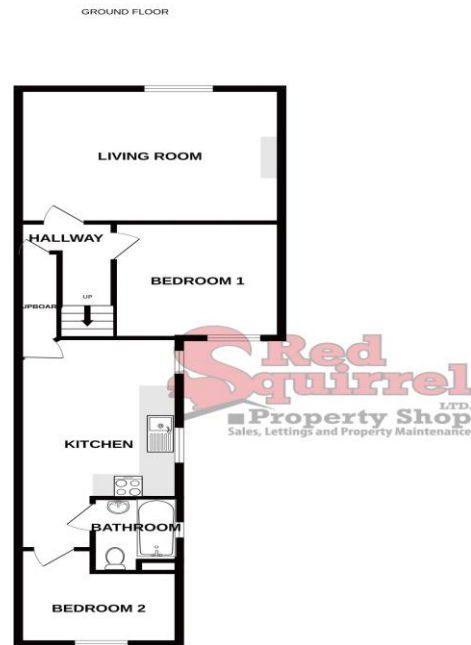
Carpet flooring. Double glazed window to rear aspect. Radiator.

### Bathroom 6' 7" x 5' 3" (2m x 1.6m)

Laminate flooring. Bath with over head shower. Sink & WC. Boiler cupboard. Double glazed frosted window to side aspect. Heated towel rail.

### Bedroom 2 7' 11" x 10' 0" (2.41m x 3.06m)

Carpet flooring. Double glazed window to rear aspect. Radiator.



Whilst every attempt has been made to ensure the accuracy of the description contained here, 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 for 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	65
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

