



Victoria Avenue | | Shanklin | PO37 6LG

Asking Price £125,000



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Offered CHAIN FREE!! Is this one bedroom top floor apartment within easy walking distance of Shanklin town, old village and bus routes. The apartment has a good sized living area that has a built-in kitchen and includes an integrated oven and hob. The bedroom is a good size double and offers far reaching views. There is a modern fitted shower room/en-suite off the bedroom. Due to the lease the block is unable to accept pets. This property is being sold with tenant-in-situ, offering a great investment opportunity.

- TENANT-IN-SITU
- ONE DOUBLE BEDROOM
- TOP FLOOR
- FAR REACHING VIEWS
- CLOSE TO TOWN AND BEACH
- OPEN PLAN LIVING/KITCHEN

Living/Kitchen Area  
17'1" x 12'2" (5.21 x 3.71)

Ensuite  
1'0" x 2'0" (0.30 x 0.61)

Bedroom  
3'0" x 4'0" (0.91 x 1.22)

Hallway  
7'7" x 9'2" (2.31 x 2.79)



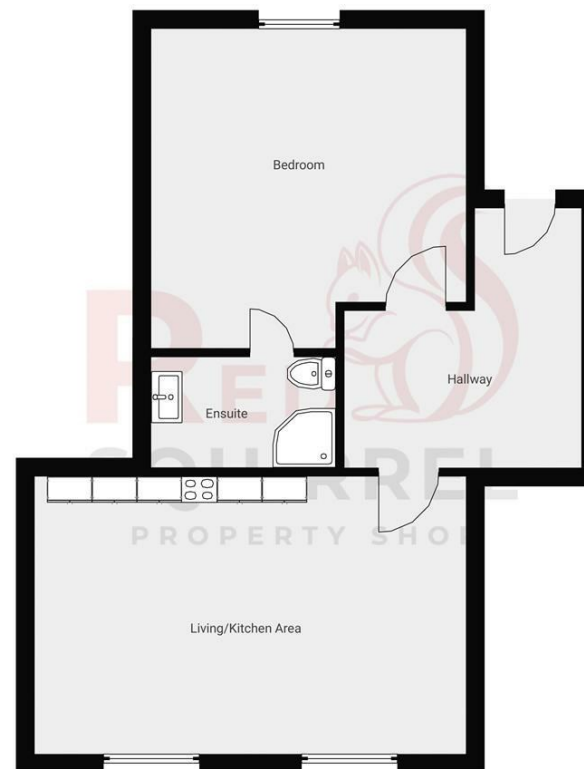
Flat 7B

TOTAL AREA: 50.25 m² • LIVING AREA: 50.25 m² • FLOORS: 1 • ROOMS: 4



▼ Ground Floor

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THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. REDSQUIRREL DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

0.0 0.5 1.0 1.5 2.0m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(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	

Council Tax Band A  
EPC Rating C

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