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## East yar Road, Sandown

Guide Price £144,995

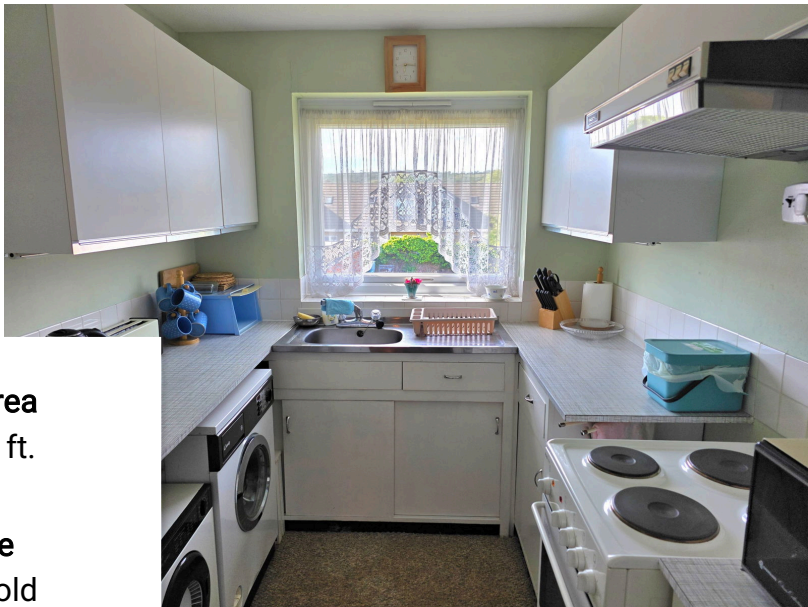
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DP 1216

This first floor apartment is in a great location within very easy reach of both the beaches and Sandown town centre, with plenty of amenities and transport links nearby. This is a fantastic opportunity for someone to put their own stamp on the property. Although it could be modernised, the property is a maturer style and in a fantastic condition for its age. This is a great size apartment with wonderful views across Brading downs and a garage en-bloc with the property. It's also being offered chain free and is ready for the next lucky buyer to move straight in and turn into their own home.



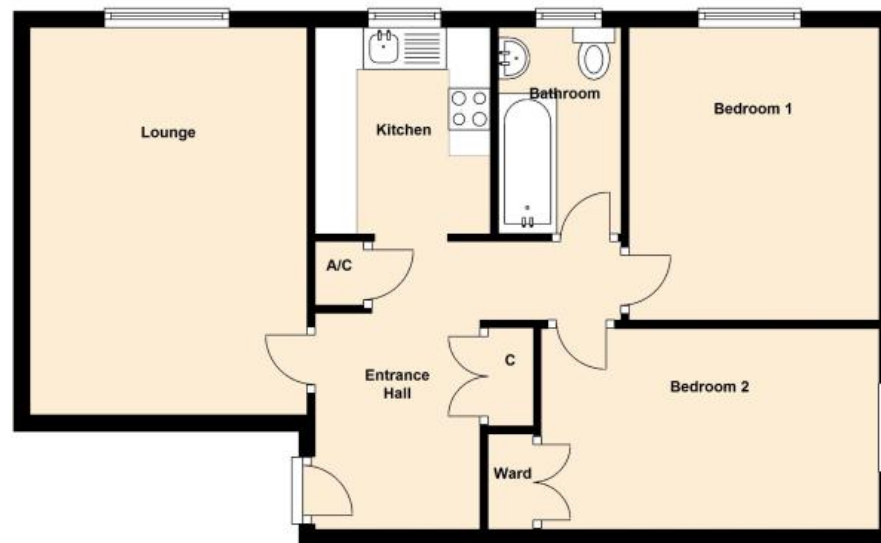


**Floor Area**  
646 sq. ft.

**Tenure**  
Leasehold

**Service Charge**  
£840 per annum

**Ground Rent**  
£25 per annum



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		