

OVER 60?

Secure this property
for up to **59% less!**



Price

£180,000

Leasehold

2x  1x  1x 

Roxan Villa, Landguard Manor Road,
Shanklin, Isle of Wight, PO37

Pittis 
Helping you move forwards



Main features

- First floor apartment in this modern block close to Shanklin town centre
- Balcony off the lounge overlooking lovely communal gardens
- Ensuite shower room to bedroom 1
- Sociable open plan lounge/dining area
- Allocated parking and outside store cupboard

Accommodation

FIRST FLOOR

Hallway

Lounge/Dining Area: 16'3 x 15'1
(4.96m x 4.60m)

Balcony

Kitchen: 9'8 x 6'9 (2.95m x 2.06m)

Bedroom 1: 12'10 x 10'3 (3.91m x 3.13m)

En Suite Shower Room

Bathroom

Bedroom 2: 11'11 x 8'6 (3.63m x 2.59m)

OUTSIDE

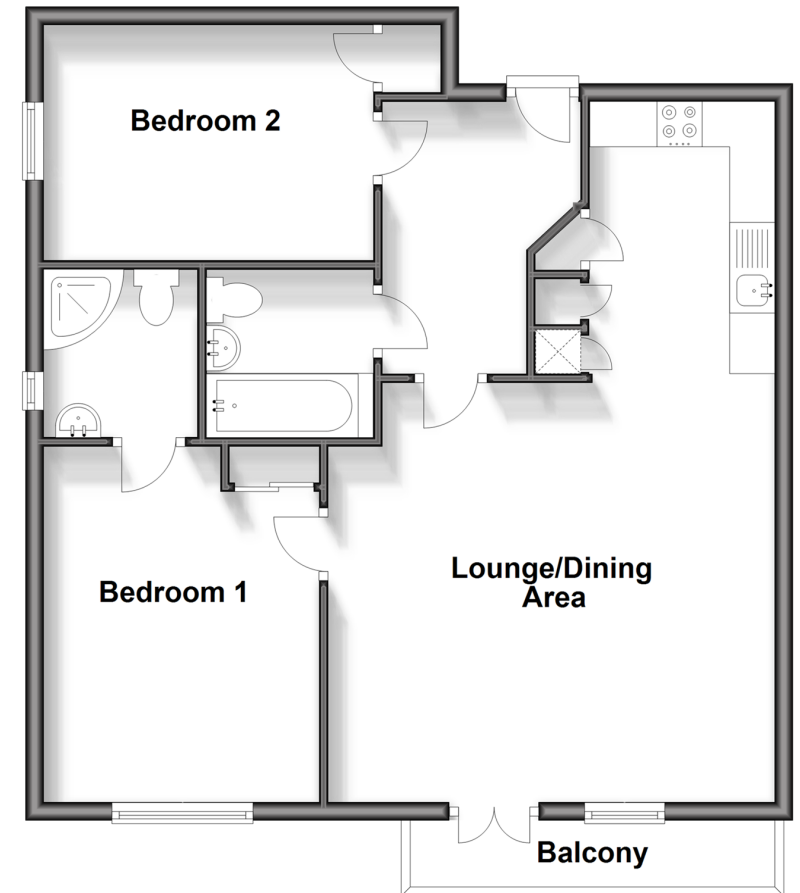
Communal Gardens

Allocated Parking

Outside Storage Shed

First Floor

Approx. 66.2 sq. metres (713.0 sq. feet)



Call Shanklin - 01983 868777 ■ pittis.co.uk

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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