



## FLAT 4 14, HOPE ROAD SHANKLIN, PO37 6EA

£210,000  
LEASEHOLD

Set close to the STUNNING Shanklin esplanade and with SEA VIEWS from the balcony. This top floor 2 bedroom apartment is in good condition and has no onward chain. Parking space to front.

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SALES & LETTINGS

## FLAT 4 14, HOPE ROAD

- 2 Bedroom top floor apartment • SEA VIEWS and close to esplanade • Good condition • Parking to front.



**The accommodation with approximate measurements co**

### **Entrance porch 6'6" x 4'3"**

A very convenient entrance porch. Double glazed window to side. Cupboard housing electrics. Door to Hallway.

### **Hallway**

Large storage cupboard. Small linen cupboard. Radiator.

### **Open plan Kitchen / Lounge / Diner**

#### **Kitchen / Diner 16'4" x 8'10"**

Double glazed window . A range of wall and floor units with tiled splash back. Wall mounted Vaillant boiler. Fridge / freezer. Gas hob with extractor over. Cooker and microwave. Radiator. Archway to

#### **Lounge 16'4" x 11'9"**

Double glazed sliding patio doors to balcony. Radiator.

### **Balcony**

Overlooking Hope road and sea views.

#### **Bedroom 11'5" x 10'5"**

Double glazed window to front. Radiator. Lots of built in storage and wardrobes.

#### **Bedroom 11'9" x 9'2" + storage**

Double glazed window. Built in wardrobes. Radiator.

### **Shower Room**

Obscured double glazed window. Corner shower. Basin. Low level W.C. Tiled walls. Radiator.

### **Outside**

Parking Space

### **Additional information**

The annual service charge for the property is £1320.00 and is invoiced quarterly.

Leasehold - 900 years from 27/10/1989

The Lease states that no pet that causes annoyance to other residents can be kept at the property so pets are permitted, as long as they do not cause an annoyance.

Council tax band "C"

# FLAT 4 14, HOPE ROAD



GROUND FLOOR  
738 sq.ft. (68.5 sq.m.) approx.



TOTAL FLOOR AREA - 738 sq.ft. (68.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the 'footprint' 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.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements