



**MARVINS**  
ESTATE AGENTS



**169 SANDOWN ROAD, SHANKLIN, PO37 6HY**

**PRICE £160,000**

Earn income from day one with this great investment opportunity. A super first floor apartment in a popular complex with a tenant in-situ (until May 2025). Conveniently placed between Sandown and Shanklin, the apartment is well kept by the tenant and includes 2 Bedrooms along with a Lounge, Kitchen and Bathroom. All-important allocated parking is also enjoyed. We look forward to showing you over.

**COWES OFFICE**

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## 169 SANDOWN ROAD, SHANKLIN, ISLE OF WIGHT PO37 6HY

Front Door to Entrance Lobby. Door to Hallway.

### BATHROOM

7'2" x 6'9" (2.18m x 2.06m)

Comprising bath with shower over. Pedestal hand basin and WC.

### BEDROOM ONE

12'9" x 10'6" (3.89m x 3.20m)

Rear aspect. Night storage heater. Built in cupboard.

### BEDROOM TWO

8'9" x 10'6" (2.67m x 3.20m)

Rear aspect. Night storage heater.

### LOUNGE

14'10" x 11'11" (4.52m x 3.63m)

Front aspect. Night storage heater. Door to:

### KITCHEN

6'1" x 8'3" (1.85m x 2.51m)

Front aspect. Range of wall and base units. Electric cooker point. Single drainer sink unit.

### OUTSIDE

Allocated parking space.

### TENURE

This property is Leasehold with a share of the Freehold. Lease length 999 years from 2001. Service charge is £98.50 pcm and includes ground rent. Council tax band B.

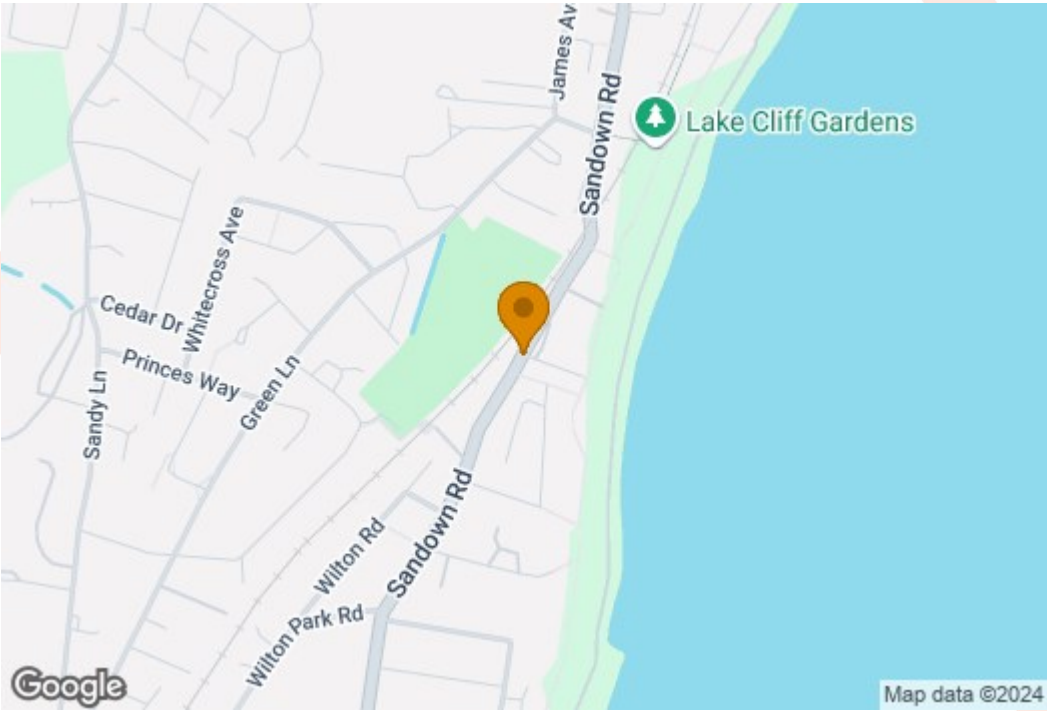




GROUND FLOOR  
308 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA : 308 sq.ft. (28.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	82
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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