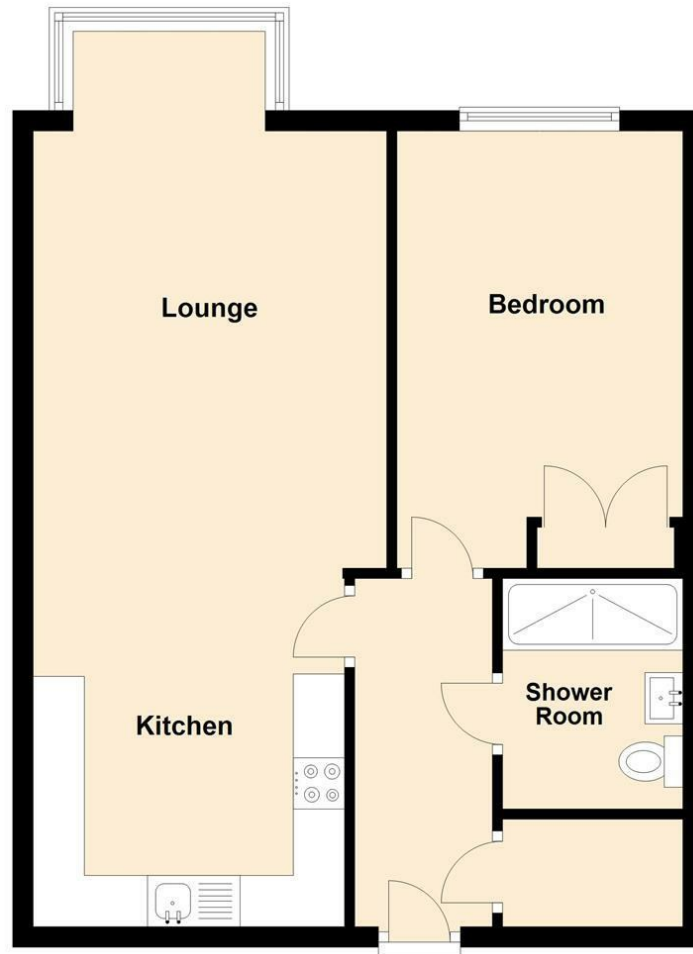


First Floor



Floorplans are not to scale and for guidance only

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			
England & Wales		83	86
EU Directive 2002/91/EC			

Mortgage Advice

We recommend Arthur Wheeler Financial Services Ltd for all your mortgage and protection needs. Arthur Wheeler Financial Services Ltd will support you through all of your mortgage and protection needs, giving you honest and high quality advice from start to finish. Arthur Wheeler Financial Services Ltd offer a wide range of mortgage options to meet your financial needs and circumstances.

Contact Emily Davies on 07875 713 816 / emily@arthurwheelerfs.co.uk

Arthur Wheeler Financial Services Ltd is an appointed representative of the On-line Partnership Limited which is authorised and regulated by the Financial Conduct Authority, 46 Regent Street, Shanklin, Isle of Wight, PO37 7AA

Your home maybe repossessed if you do not keep up payments on your mortgage.

These particulars are issued on the strict understanding that all negotiations are conducted via Arthur Wheeler Estate Agents. Although they are believed to be correct, their accuracy is not guaranteed nor do they form any part of a contract. Our description of appliances and/or services including central heating systems should not be taken as any guarantee that they are in working order and should be checked by a prospective purchasers. If there is anything of special importance, please contact the office and we will clarify this information.

LOVE WHERE YOU LIVE

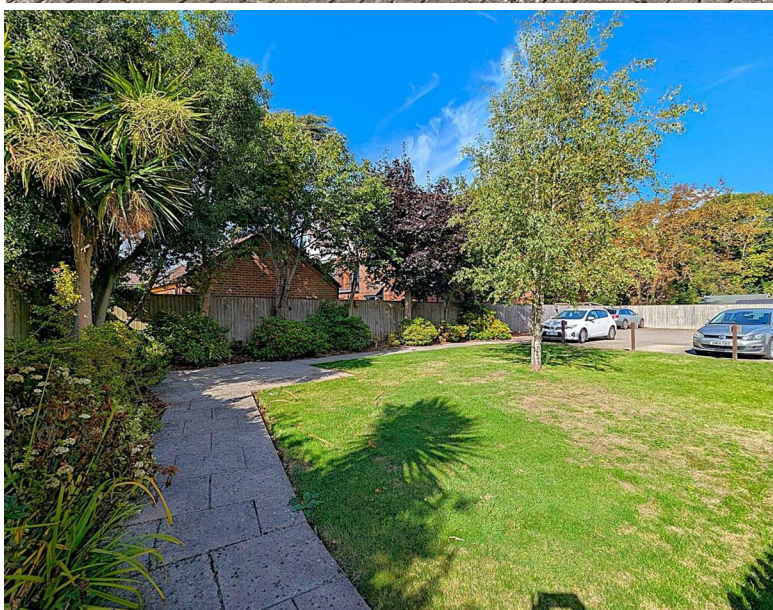
46 REGENT STREET
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PO37 7AA

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- SUPERB OLD VILLAGE LOCATION • 1 BEDROOM FIRST FLOOR FLAT • COMMUNAL GARDENS & COMMUNITY ROOM • ALLOCATED PARKING • OVER 55 YEARS ONLY • PRESENTED TO A HIGH STANDARD

Offered Chain Free! *Care Line facility available* *Pets Welcome* Westfield is a superior quality development of 16 spacious one and two bedroom apartments for those over 55 years of age seeking a quieter lifestyle. The development is superbly located close to the Old Village area of Shanklin, the Big Mead and the pretty St. Blasius Church. The main town centre with its good selection of shops and amenities is about half a mile away. Nearby is the Shanklin Cricket Ground and access to many miles of delightful footpaths over the surrounding countryside and Downland.

This one bedroom first floor apartment (served by a lift) has been superbly fitted with oak panel doors, shaker style kitchen and fitted wardrobe cupboard. Outside are beautiful landscaped communal gardens, south facing terrace and allocated parking. There is a community room with kitchen and toilet off which is used for coffee mornings as well as general socialising for residents.

We feel the property would suit as a permanent or second home use and really must be seen to appreciate all that Westfield has to offer as well as the highly sought location.

COMMUNAL ENTRANCE HALL

With lift to first floor

ENTRANCE HALL

Fitted storage cupboard

**LOUNGE/DINER 18' x 11'2 excluding bay window
(5.49m x 3.40m excluding bay window)**

KITCHEN 9'11 x 7'5 (3.02m x 2.26m)

BEDROOM 14' x 9'4 (4.27m x 2.84m)

SHOWER ROOM 7'4 x 5'9 (2.24m x 1.75m)

OUTSIDE

The property sits on a super sized plot with mature communal gardens to the front and rear and south facing patio/terrace to the side accessed from the community room on the ground floor. Allocated off road parking to the rear (space 10) and charging points for electric buggies.

SERVICES

Mains electricity - Water & Drainage

TENURE - Leasehold

Lease length: Balance of a 125 year lease (113 years remaining)

Service Charge: £175 per month

Ground Rent: £100 per annum

The block is managed by Cameron Chick Property

COUNCIL TAX - Band B

