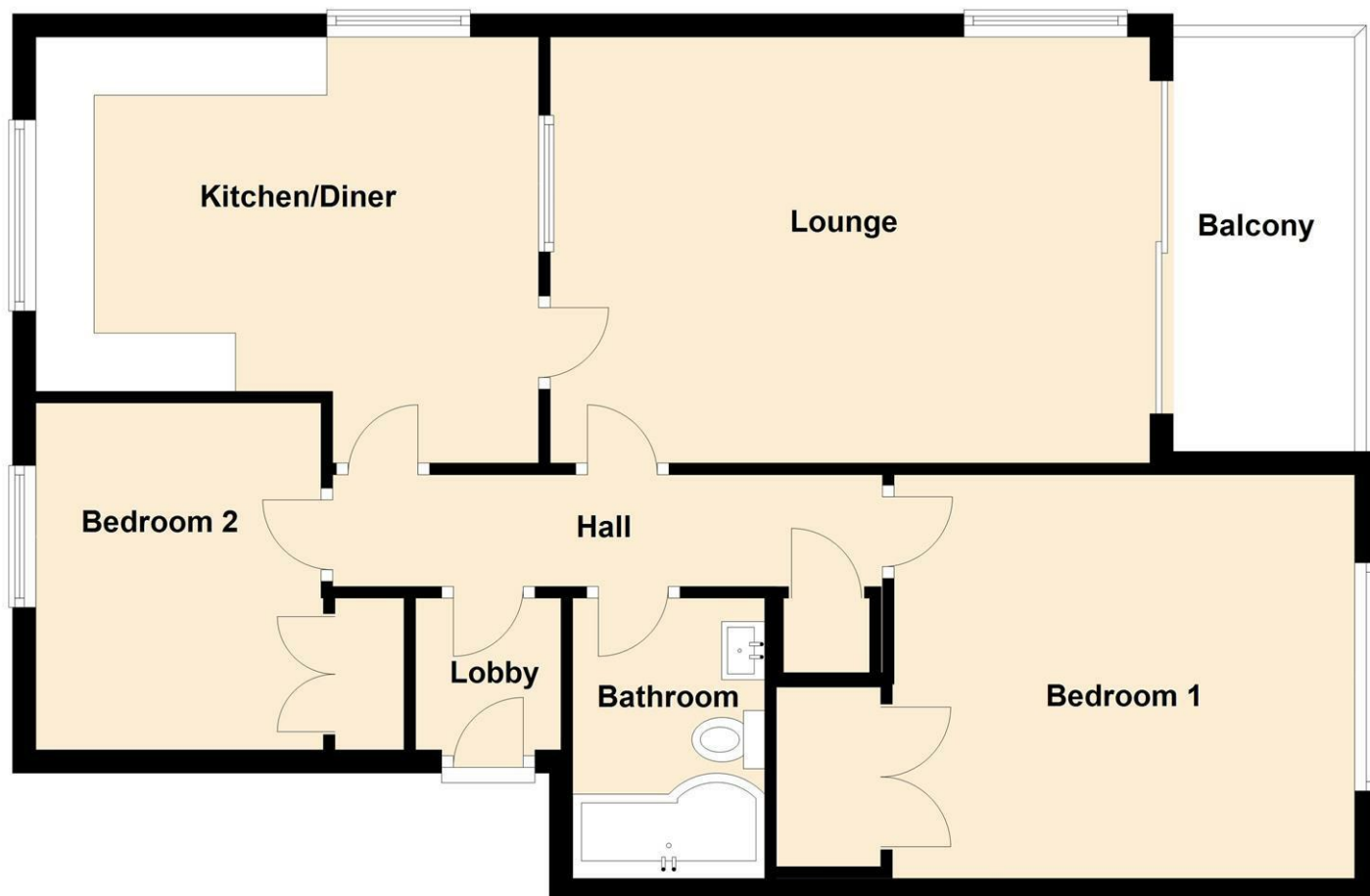


## First Floor



Floorplans are not to scale and for guidance only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
		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](mailto: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.

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[WWW.ARTHUR-WHEELER.CO.UK](http://WWW.ARTHUR-WHEELER.CO.UK)



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• SUPERB FIRST FLOOR APARTMENT • SEA VIEWS • SOUGHT AFTER LOCATION CLOSE TO  
ESPLANADE • ELECTRIC HEATING • UPVC DOUBLE GLAZING • DOUBLE LENGTH GARAGE • NO  
ONWARD CHAIN

A superb, purpose built, First Floor apartment forming part of the prestigious and sought after Delphi Court development that is located on the approach road to Shanklin Esplanade and from the front elevations and covered balcony enjoys some wonderful sea views over the English Channel and Sandown Bay.

The well presented accommodation has been updated in recent years and benefits include electric heating, replacement uPVC double glazed windows, a security entry system, refitted kitchen and bathroom suites and a double length garage.

The flat is offered with NO ONWARD CHAIN and we would recommend an internal viewing to fully appreciate the well planned accommodation. It comprises:

**COMMUNAL ENTRANCE DOOR**

Leading to: FIRST FLOOR.

**FLAT 12 Front Door**

Leading to:

**ENTRANCE LOBBY AND ENTRANCE HALL**

With cupboard housing Tempest water cylinder.

**LOUNGE 16'10 x 12'4 (5.13m x 3.76m)**

With feature side elevation window with tilt/turn unit with superb views over Sandown Bay towards Culver Cliff and double glazed sliding door to:

**COVERED BALCONY 11'11 x 5'4 (3.63m x 1.63m )**

And as previously mentioned panoramic sea views.

**KITCHEN/BREAKFAST ROOM 10'1 exc of door recess x 14'3 (3.07m exc of door recess x 4.34m)**

With built in electric hob with oven under and extractor unit over. Integrated units comprising fridge/freezer, slimline dishwasher and washing machine. Side window with tilt/turn unit. Bench seat with storage under. Fan Heater under oven. Concealed lighting under kitchen cabinets.

**BEDROOM 1 11'4 x 10'4 (3.45m x 3.15m)**

With sea views and built in wardrobe.

**BATHROOM/WC**

White suite of L-shaped panel bath with shower over and glazed screen, vanity wash basin and WC. Extractor unit.

**BEDROOM 2 10'4 x 9'10 (3.15m x 3.00m)**

With built in wardrobe.

**OUTSIDE**

Double length Garage, 27' x 10', with up and over door, power and light.

**SERVICES**

Mains electricity, water and drainage.

**TENURE**

Held on a 999 year lease from 1978. We understand that the current service charge is £1000 pa. The freehold is owned by the Residents Management Co.

**COUNCIL TAX**

Band D

NB: The furniture is also available by separate negotiation.





