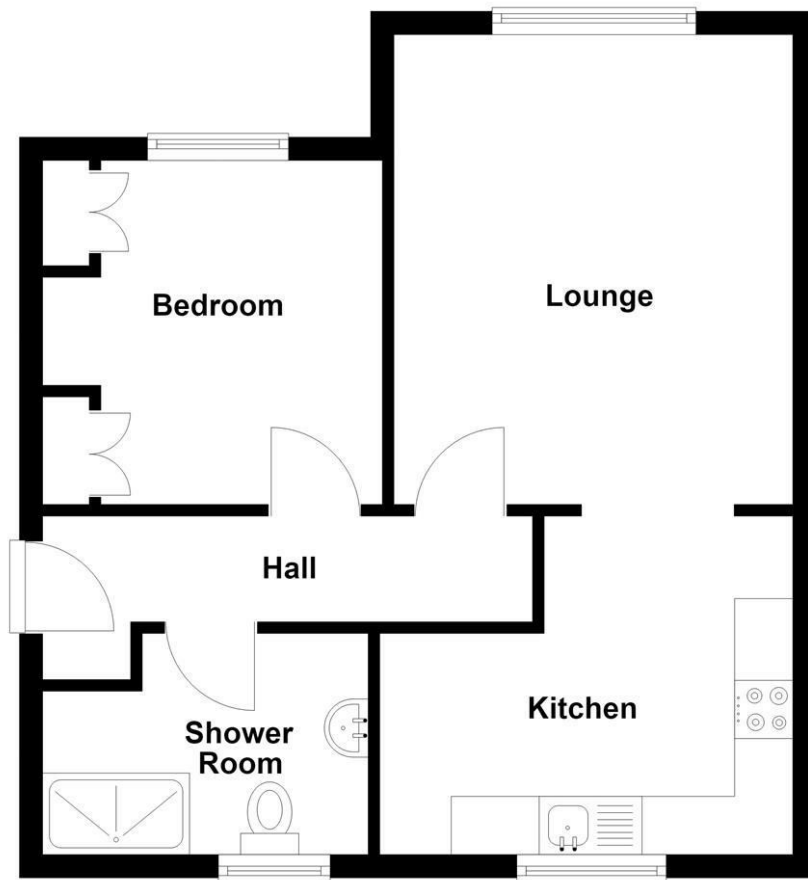


First Floor



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		71	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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
SHANKLIN
ISLE OF WIGHT
PO37 7AA

01983 868 333
SALES@ARTHUR-WHEELER.CO.UK
WWW.ARTHUR-WHEELER.CO.UK



FLAT 12, COACH HOUSE MEWS
10, AVENUE ROAD
SHANKLIN
PO37 7BG

£120,000



01983 868 333
www.arthur-wheeler.co.uk



• PURPOSE BUILT FIRST FLOOR FLAT • ONE BEDROOM • GAS CH • UPVC DOUBLE GLAZED WINDOWS (FITTED WITHIN THE LAST 5 YEARS) • NON-ALLOCATED PARKING • COMMUNAL GARDENS

A first floor flat forming part of the popular Coach House Mews development that is well located being an approximate one third of a mile equally distant from the town centre, shops & amenities and the Beach/Esplanade.

Benefits to the property include gas fired central heating, uPVC double glazed windows, non-allocated parking, communal gardens and a security entry system. To fully appreciate the property, we would recommend an internal viewing. It comprises:

COMMUNAL FRONT DOOR & ENTRANCE

Leading to Flat 12

ENTRANCE HALL

SITTING ROOM 13'3 x 11'3 (4.04m x 3.43m)

Opening to

KITCHEN 9'8 x 11'10 max (2.95m x 3.61m max)

With Valliant gas fired boiler. Built in gas hob with electric oven under, extractor unit over. Fitted washing machine.

BEDROOM 9'8 max into wardrobes x 9'8 (2.95m max into wardrobes x 2.95m)

SHOWER ROOM

With shower, wash basin and WC.

OUTSIDE

As mentioned there is non-allocated residents parking and communal grounds. Bin store area.

SERVICES

All mains are available.

TENURE

Held on the balance of a long lease and the Freehold is owned by the residents management company. We further understand the current service charge is approximately £370 per half year and this includes a share of the buildings insurance premium.

COUNCIL TAX

Band B

