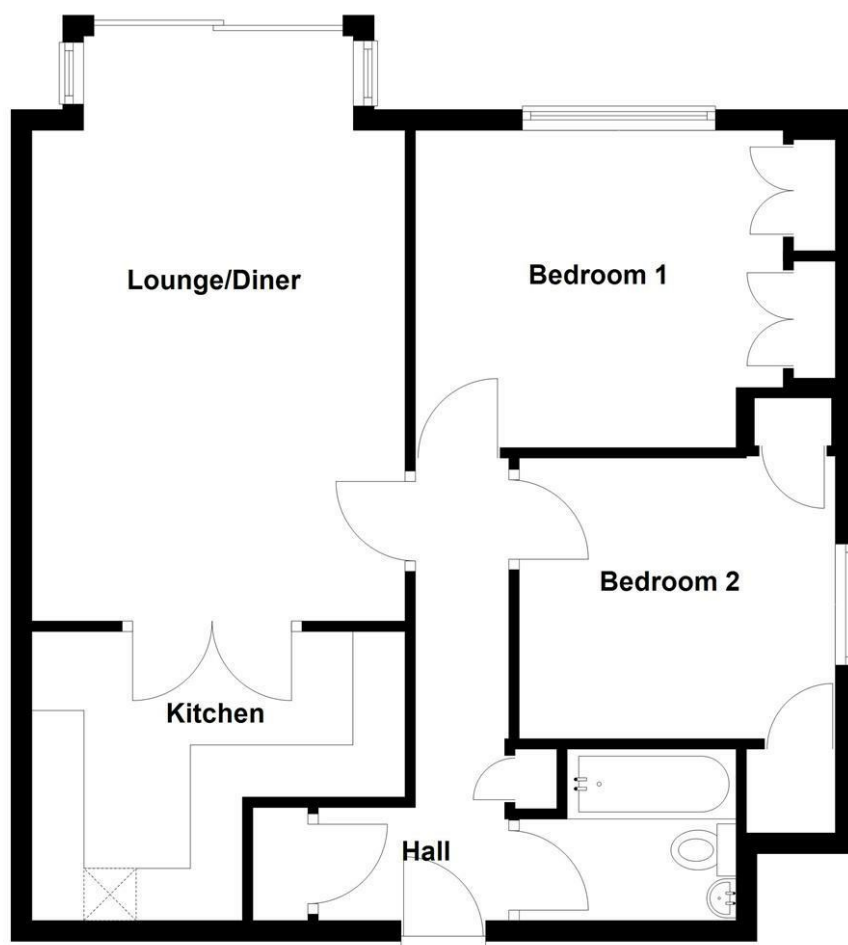


Lower Ground Floor



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	69	74
(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

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• LOWER GROUND FLOOR GARDEN FLAT • 2 BEDROOMS • ELECTRIC HEATING • SEALED UNIT
DOUBLE GLAZED WINDOWS • ALLOCATED PARKING • COMMUNAL GARDENS

A purpose built lower ground floor garden flat that is well situated towards the outskirts of the Town Centre but within close proximity of the local convenience store. Also close by is the popular cliff path walk and the sandy beaches of the Esplanade are about half of a mile distant.

Benefits of the property include electric heating, sealed unit wooden framed double glazed windows, security entry system and an allocated car parking space. Additionally, there is access from the lounge to the communal lawns to the rear. It comprises:

ENTRANCE HALL

LOUNGE 19'1 into bay x 11'9 max (5.82m into bay x 3.58m max)

Doors opening to

KITCHEN 9'8 max x 11'9 max (2.95m max x 3.58m max)

BEDROOM 1 11'5 exc of wardrobes x 10'3 (3.48m exc of wardrobes x 3.12m)

BEDROOM 2 9'11 x 8'10 (3.02m x 2.69m)

BATHROOM

with shower over bath.

OUTSIDE

Allocated parking for one car to the rear of the block. Communal Gardens to both the front and the rear.

SERVICES

Mains electricity, water and drainage.

TENURE

The property is held on the balance of a 999 year lease from March 1990 and the current service is £1256pa. This figure includes Building Insurance premium and the Managing Agents fees. We further understand that the freehold of the block is owned by the Residents Management Company of which each flat owner is an equal shareholder.

COUNCIL TAX

Band B



