



- First Floor Flat
- Private Patio Area & Communal Garden
- Recently Fitted UPVC Double Glazing

- 1 Bedrooms
- Short Walk to Town & Beach
- Private Entrance

- Allocated Parking
- Ideal First Time Buyer Home
- Viewings Welcome

Flat 4, Culham Lodge Apartments 31 Landguard Manor Road, Shanklin, PO37 7HZ

£119,950

This charming first floor flat forms part of an attractive converted building close to the centre of Shanklin. The local train station with mainland ferry connections, seafront with miles of sandy beaches, and a variety of useful local amenities are all within easy walking distance of distance.

The light and airy accommodation comprises an open-plan lounge and kitchen area, a double bedroom, and a modern bathroom. Additionally, the property benefits from an allocated parking space, a private patio area, and access to the communal garden.

The convenient location, allocated parking and access to outside space makes this an ideal first time buyer home or weekend bolthole for anyone looking to enjoy the many benefits on offer in one of the Island's most popular seaside towns.



Accommodation

Private Entrance

Hallway

Lounge/Kitchen Area

21'5 max x 8'11 max (6.53m max x 2.72m max)

Bedroom

14'5 x 8'10 (4.39m x 2.69m)

Bathroom

10'8 max x 5'4 max (3.25m max x 1.63m max)

Outside

To the front of the property there is allocated parking for residents of Culham Lodge. To the rear of the building there is a private patio area and communal garden.



Services

Unconfirmed: gas, electric, telephone, mains water and drainage.

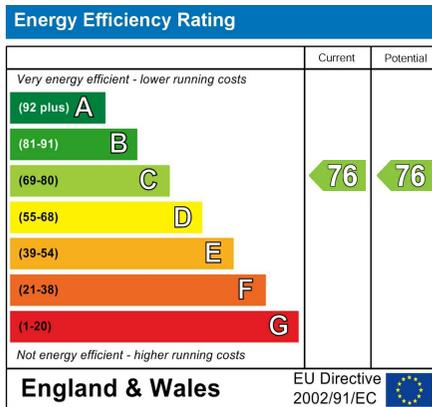
Council Tax

Band A - Please contact The Isle of Wight Council on 01983 823901.

Agents Notes

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.

First Floor



Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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Viewing: Date Time