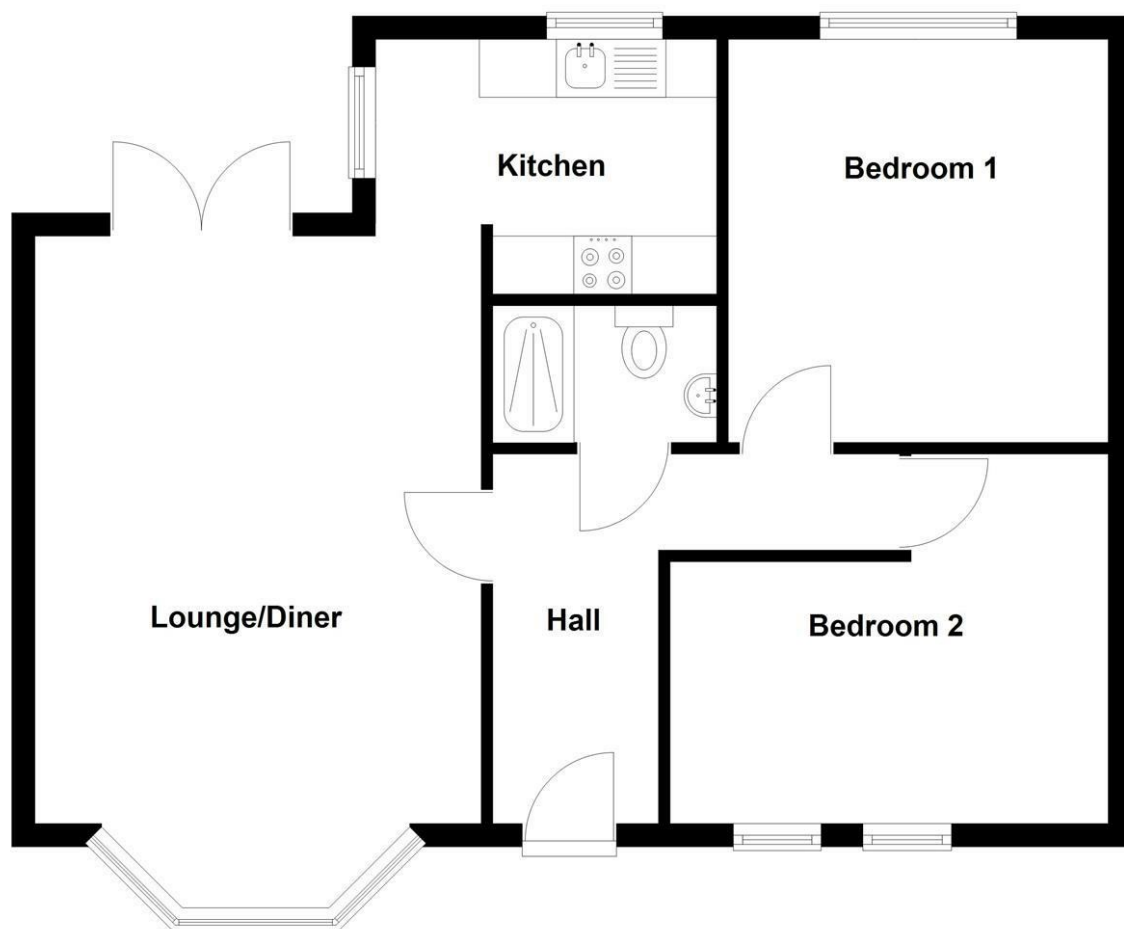


Lower Ground Floor



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	73	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

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HAMBROUGH ROAD
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PO38 1SQ

£129,950



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- CHAIN FREE • 2 BEDROOMS • GAS CH • DOUBLE GLAZED • SMALL COURTYARD AREA • CLOSE TO TOWN AND ESPLANADE • LOWER GROUND FLOOR FLAT

A lower ground floor flat, being well located and offering convenient access to both the town centre shops/amenities and the Cascades that lead to the Esplanade/beach where there are a number of popular bars and restaurants.

The flat is warmed by gas fired central heating and benefits from replacement upvc double glazed windows. To the rear there is a small courtyard area. The property is offered with no onward chain and comprises:

ENTRANCE HALL

LOUNGE/DINER 12'5 max x 19'10 into bay (3.78m max x 6.05m into bay)

KITCHEN 9'8 x 7'2 max (2.95m x 2.18m max)

With built in hob with oven under and extractor over. Plumbing for washing machine. Cupboard housing Valliant gas fired boiler.

SHOWER ROOM

With shower, wash hand basin and WC.

BEDROOM ONE 10'9 x 11'5 (3.28m x 3.48m)

BEDROOM TWO (L-SHAPED) 12'3 max x 10'4 max (3.73m max x 3.15m max)

OUTSIDE

Gravel courtyard area, access from the Lounge/Diner

SERVICES

All mains are available

TENURE

Leasehold - Held on the balance of a 999yr lease from 2003. The current service charge is £145 per month.

COUNCIL TAX

Band A

