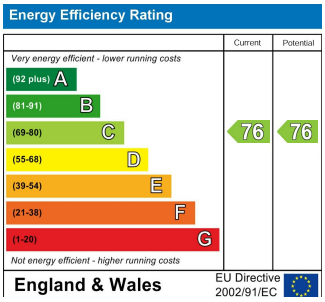
First Floor

Floorplans are not to scale and for guidance only



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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PO37 7HZ

£117,500

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• FIRST FLOOR ONE BEDROOM FLAT • PRIVATE ENTRANCE & OFF ROAD PARKING • USE OF A PATIO AREA & COMMUNAL GARDEN • POPULAR LOCATION WITHIN WALKING DISTANCE OF BEACH & TOWN • GAS CENTRAL HEATING & UPVC DG WINDOWS • MUST SEE

Situated in a popular location on the outskirts of Shanklin, this delightful first-floor flat one bedroom flat with private entrance presents an excellent opportunity for first-time buyers or those seeking a coastal retreat. The property boasts a well-proportioned Reception room that is both bright and airy opening to the Kitchen area, a good size bedroom and a modern bathroom that has been tastefully updated in recent times. Outside the flat has the use of a Patio Area in the communal Gardens.
One of the standout features of this property is its prime location being within walking distance from the beautiful Beach/Esplanade and town centre amenities. Additionally, off-road parking is available, adding to the convenience of this charming flat. We would highly recommend a viewing.

STAIRS TO - First Floor

ENTRANCE HALL

KITCHEN AREA 8'11 max x 8'10 max (2.72m max x 2.69m max)

LOUNGE AREA 12'2 x 8'10 (3.71m x 2.69m)

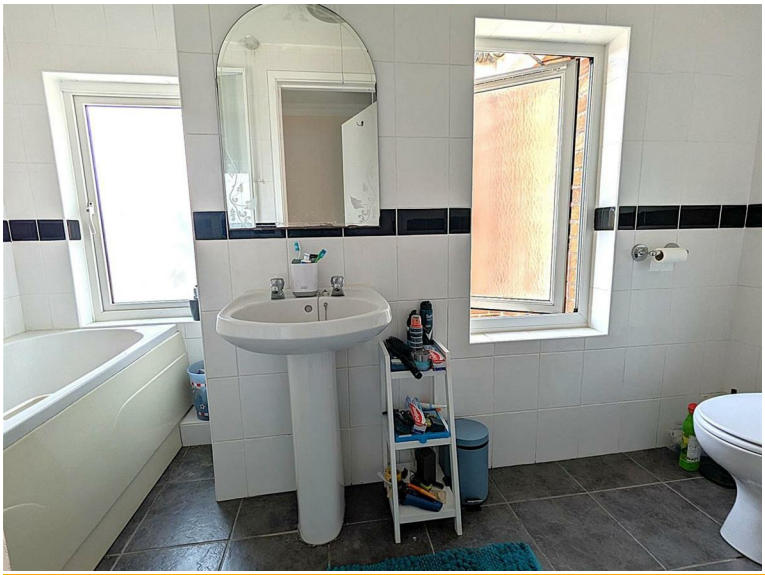
BEDROOM 14'4 x 8'10 (4.37m x 2.69m)

BATHROOM 10'9 x 5'4 reducing to 3'5 (3.28m x 1.63m reducing to 1.04m)

OUTSIDE
To the front of the property is a parking area where this property has a right to park on vehicle. Garden to the left which is laid to lawn with mature trees and planting.
To the rear is a communal garden which is mainly laid to lawn with mature planting. This property also has the use of a patio area in the left corner of the garden.

TENURE - Leasehold
Held on the balance of a 990 year lease with 868 years left.
Service Charge: £30 per month

COUNCIL TAX BAND - A

SERVICES - All mains available

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