



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

46 REGENT STREET
SHANKLIN
ISLE OF WIGHT
PO37 7AA

01983 868 333
SALES@ARTHUR-WHEELER.CO.UK
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REDCLIFFE APARTMENTS ESPLANADE
SHANKLIN
PO37 6BG

£850 PCM



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



- SECOND FLOOR APARTMENT • TWO BEDROOMS • LARGE KITCHEN WITH INTEGRATED ELECTRIC OVEN & HOB • SPACIOUS BRIGHT LIVING ROOM • BATHROOM WITH CORNER BATH WITH SHOWER OVER • ALLOCATED PARKING 1 CAR • DOUBLE GLAZING & ELECTRIC HEATING

UNFURNISHED SECOND FLOOR APARTMENT. Situated on Shanklin Esplanade the accommodation looks out to the rear of the building and offers two double bedrooms, spacious bright living room, modern kitchen with electric oven & ceramic hob and space for washing machine and fridge freezer. Small breakfast bar. Bathroom with corner bath and shower over. New grey carpets throughout. Electric heating & UPVC double glazing. Allocated parking to rear of building. RESTRICTIONS: Regrets, No smokers or pets.

EPC Rating: E. Council Tax Band: B. Rent excludes the tenancy deposit and any other permitted payments. Please contact us for further information or visit our website. Deposit payable is £1032.00. Min Term 6 months.

Ultrafast Broadband availability, 4G mobile signal likely depending on network, further information regarding broadband options and phone signal can be obtained from the Ofcom broadband and mobile coverage checker.

HALL

White emulsion walls. New grey carpets. 2 x wall mounted electric heaters. Cupboard with immersion heater, cupboard with electric meter & RCD board.

KITCHEN 13' x 7'7 (3.96m x 2.31m)

White gloss wall & base units, black worktops, stainless steel sink, integrated electric oven & ceramic hob. Space for washing machine, Fridge freezer. Breakfast bar. Black & white square vinyl. Venetian blinds.

LIVING ROOM 16' x 12'12 (4.88m x 3.66m)

Large bright living room, white emulsion walls, new grey carpet, wall & ceiling lights, wall mounted electric heater. Venetian blinds

BEDROOM 1 12' x 9' (3.66m x 2.74m)

White emulsion walls, new grey carpet, wall mounted electric fire effect heater. Venetian blinds

BEDROOM 2 10' x 9' (3.05m x 2.74m)

White emulsion walls, new grey carpet, wall mounted electric heater. Venetian blinds

BATHROOM 6' x 5' (1.83m x 1.52m)

White corner bath with chrome mixer tap shower over bath, white sink unit, white low level toilet. Black panelled walls. Grey vinyl, electric chrome towel rail. Venetian blinds.

COUNCIL TAX

BAND B £1741.38 PER ANNUM



