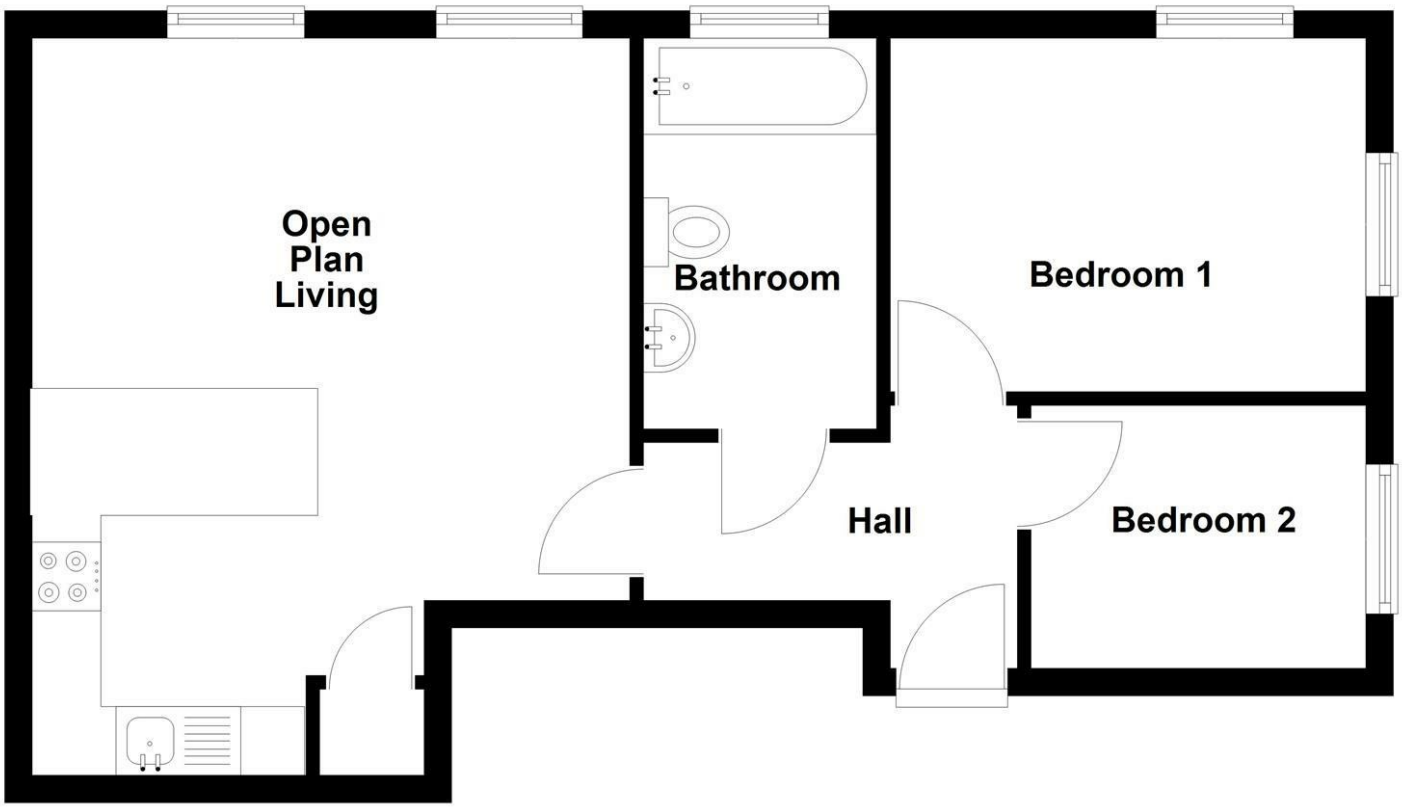
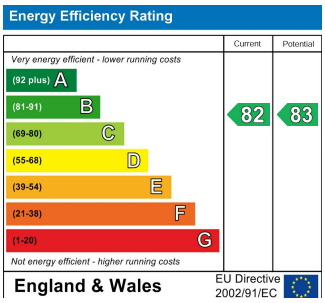
First Floor



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.

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• FIRST FLOOR FLAT • 2 BEDROOMS • TOWN CENTRE LOCATION • CLOSE TO BEACH & BUS SERVICES • POSSIBLE RESIDENTS PARKING AVAILABLE • CHAIN FREE

CHAIN FREE Situated in the heart of Ventnor town centre this first floor 2 bedroom flat really must be seen. With the Beach and Town centre within walking distance and possible residents permit parking available (please check with the Isle of Wight Council for the cost of this) it would seem ideal for first time buyer or an investor buyer. The property is ready for somebody to put their "stamp" on to bring it to modern day standards and we feel it would make a lovely home. It comprises;

COMMUNAL ENTRANCE HALL
Stairs to first floor

ENTRANCE HALL

OPEN PLAN LOUNGE/KITCHEN 17'7 max x 14'3 (5.36m max x 4.34m)

BEDROOM 1 11'5 x 8'5 (3.48m x 2.57m)

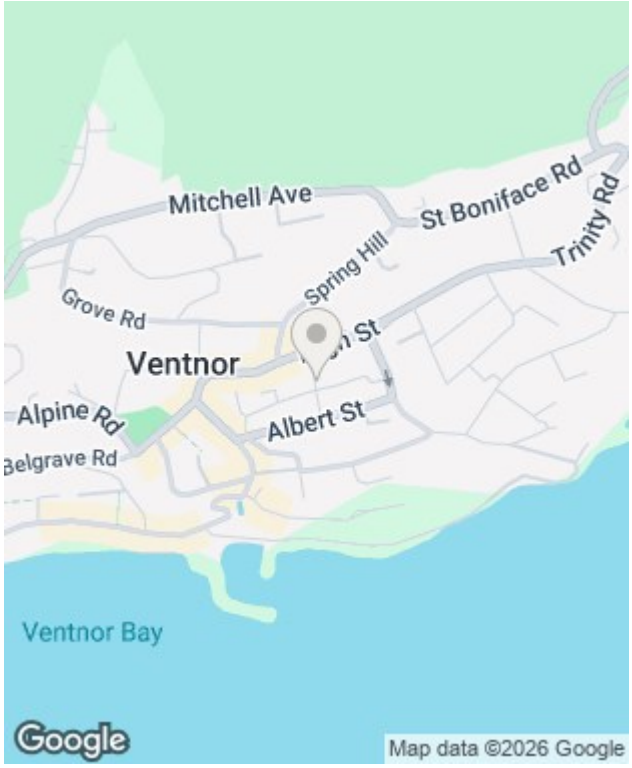
BEDROOM 2 8'1 x 6'3 (2.46m x 1.91m)

BATHROOM 9'4 x 5'7 (2.84m x 1.70m)

SERVICES
Mains Electricity - Water & Drainage

COUNCIL TAX - Band B

TENURE - Leasehold
Freehold retained by the residents
Lease; 106 years left - lease extension can be created for legal costs only
Service Charge; £901.15 per annum



ARTHUR WHEELER
ESTATE AGENTS