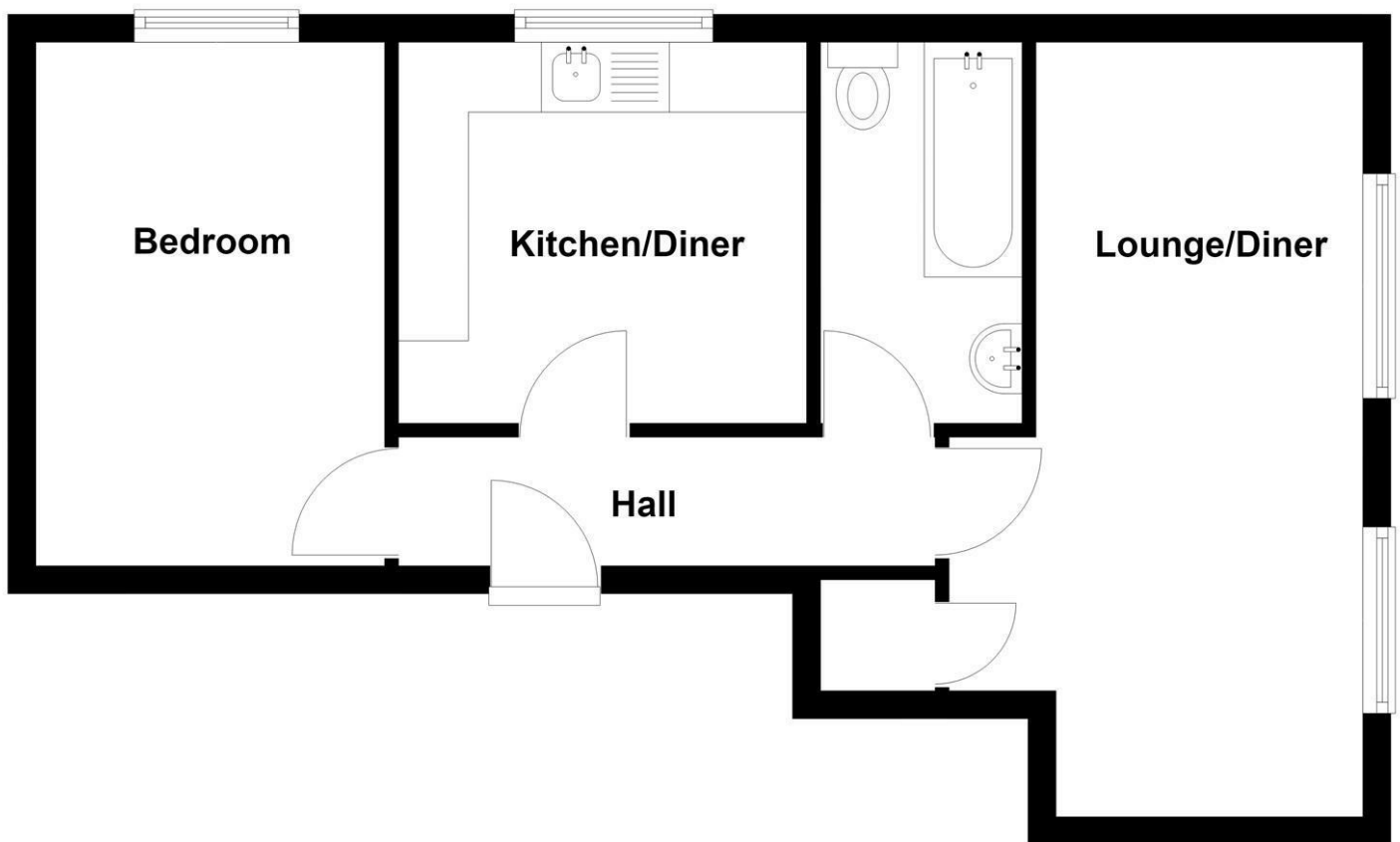


First Floor



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		74	76
(55-68) D			
(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

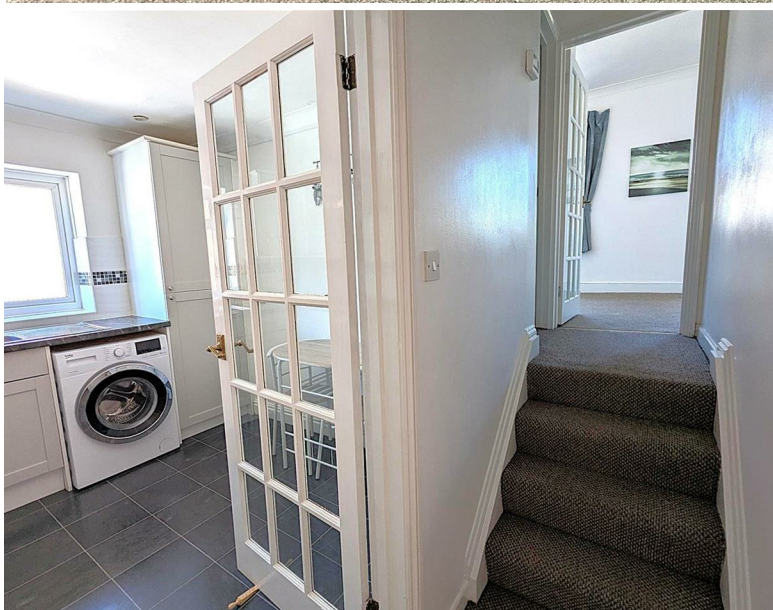
46 REGENT STREET
SHANKLIN
ISLE OF WIGHT
PO37 7AA

01983 868 333
SALES@ARTHUR-WHEELER.CO.UK
WWW.ARTHUR-WHEELER.CO.UK



5 CHANTRY COURT
13 AVENUE ROAD
SHANKLIN
PO37 7BG

£120,000



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- CHAIN FREE • SUPERB LOCATION CLOSE TO TOWN & BEACH • ALLOCATED PARKING • 1 BEDROOM
- FIRST FLOOR FLAT • KITCHEN/DINER • UPVC DOUBLE GLAZED & GCH

*** CHAIN FREE *** Situated on a popular road which is within half a mile walk to both the super sandy beaches and town centre amenities of Shanklin this 1 Bedroom first floor flat really must be seen. The property is offered for sale in our opinion a good decorative condition and benefits from uPVC double glazed windows and gas central heating. Further benefits include Kitchen/Diner, good size Lounge and Bathroom with white suite. Outside is allocated Off Road Parking for one vehicle and a parcel of land with clothes drying line which the new owner can plant as they wish. Rarely do properties come up for sale in this superbly maintained property so be quick... viewing is a must.

COMMUNAL ENTRANCE - Stairs to First Floor

ENTRANCE HALL

Security entry phone

LOUNGE/DINER 18'2 max x 9'4 reducing to 7'3
(5.54m max x 2.84m reducing to 2.21m)

KITCHEN/DINER 9'8 x 8'11 (2.95m x 2.72m)

BEDROOM 12'3 x 7'11 (3.73m x 2.41m)

BATHROOM 9'1 x 4'9 (2.77m x 1.45m)

OUTSIDE

To the side of the property is a driveway leading to the parking area where this property has one allocated parking space. The property also has a parcel of land which is laid to shingle with a clothes drying line.

COUNCIL TAX BAND - A

SERVICES - All mains available

TENURE - Leasehold

Held on the balance of a 125 year lease with 88 years remaining. The flat owner has a share of the freehold and can grant a new lease extension if required.

Service Charge £35 per month which includes building insurance and upkeep of the common areas.

Ground Rent No ground rent payable

