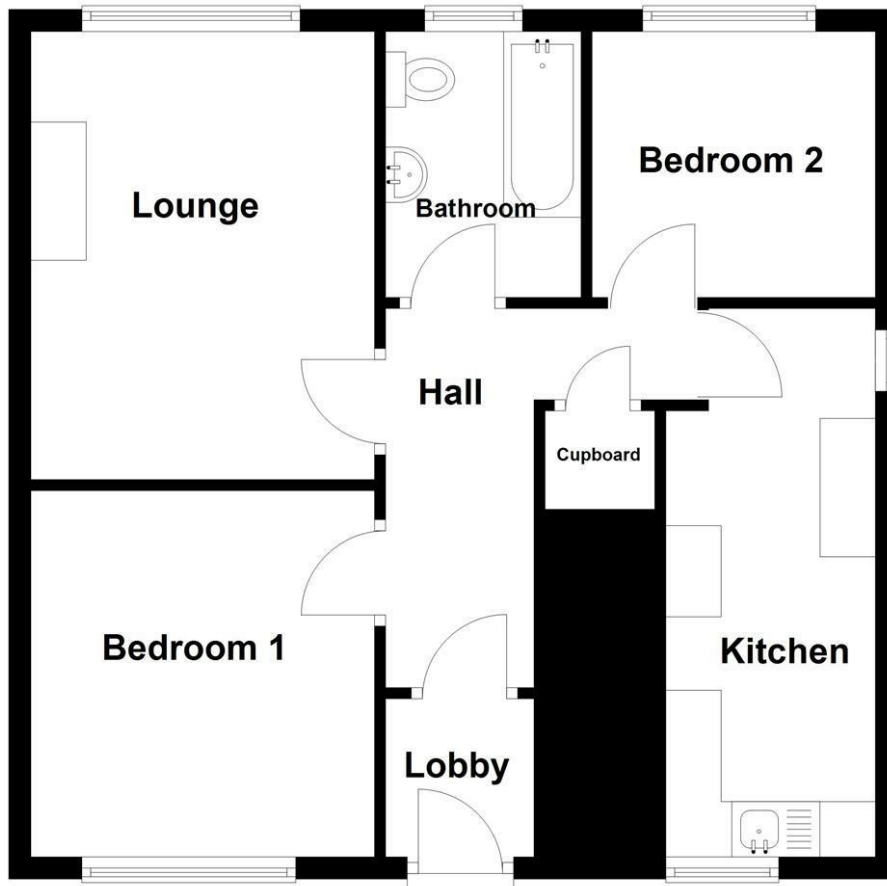


## Ground Floor



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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		62	80
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](mailto: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

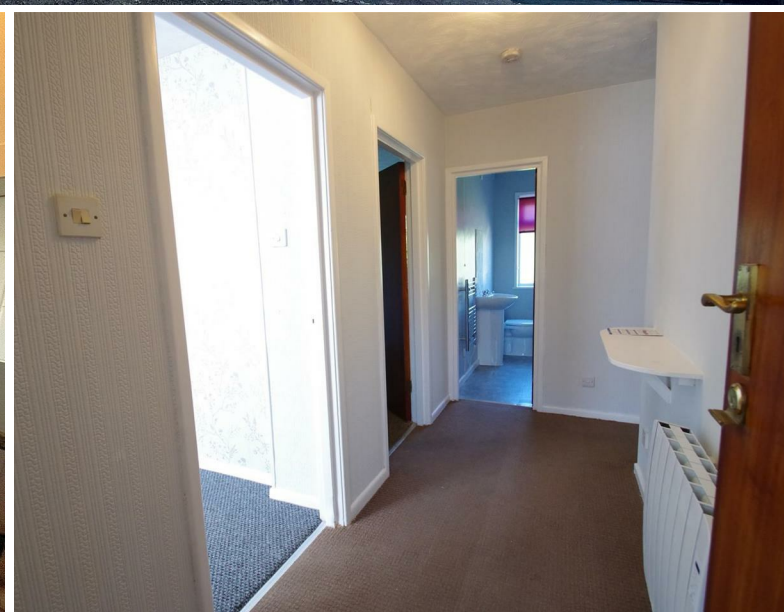
46 REGENT STREET  
SHANKLIN  
ISLE OF WIGHT  
PO37 7AA

01983 868 333  
[SALES@ARTHUR-WHEELER.CO.UK](mailto:SALES@ARTHUR-WHEELER.CO.UK)  
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FLAT 2  
28, QUEENS ROAD  
SHANKLIN  
PO37 6AW

£125,000



01983 868 333  
[www.arthur-wheeler.co.uk](http://www.arthur-wheeler.co.uk)



- CHAIN FREE • TWO BEDROOMS • GROUND FLOOR FLAT • ELECTRIC HEATING • UPVC DOUBLE GLAZING • PARKING FOR ONE CAR • OUTSKIRTS OF TOWN

A ground floor flat (from road level) being one of three in a building that is well situated towards the outskirts of the town centre and offering easy access to the local shops, amenities and Beach/Esplanade. The accommodation is warmed by electric heating and has replacement uPVC double glazed windows. Outside, there is parking for one car. The flat is offered with no onward chain. It comprises:

#### ENTRANCE HALL

With store cupboard

**BEDROOM ONE 10'10 x 10'2 (3.30m x 3.10m)**

**LOUNGE 10'2 max x 13'4 (3.10m max x 4.06m)**

**BEDROOM TWO 8'5 x 7'11 (2.57m x 2.41m)**

#### BATHROOM

With white suite comprising of panel bath with Triton electric shower over and glazed screen. Wash basin and WC.

**KITCHEN 6'3 max x 16'4 (1.91m max x 4.98m)**

#### OUTSIDE

Parking for one car.

#### SERVICES

Mains electricity, water and drainage available.

#### TENURE

We understand that Flat 2 co-owns the Freehold with 1 other flat and the Insurance and Maintenance Costs are shared of a one third basis between all of the flats. Held on a lease balance of 999 years from 31/07/1990.

#### COUNCIL TAX

Band A

