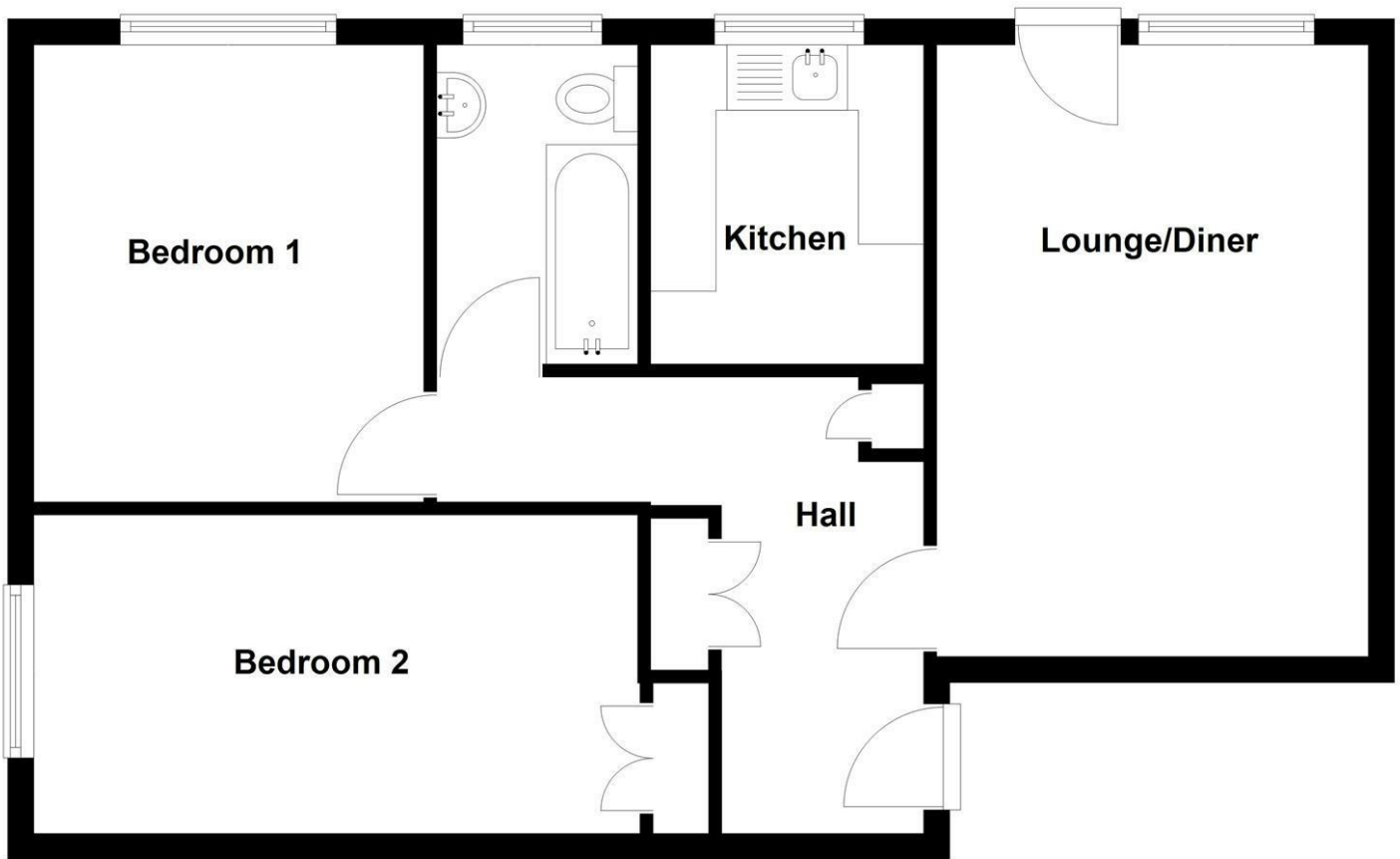
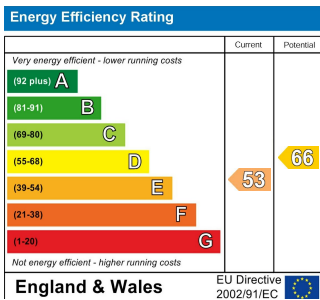


# Ground Floor



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](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 reposessed 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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- CHAIN FREE • PURPOSE BUILT GROUND FLOOR FLAT • TWO BEDROOMS • ELECTRIC HEATING • UPVC DOUBLE GLAZED WINDOWS • ALLOCATED GARAGE • COMMUNAL GARDENS • OUTSKIRTS OF TOWN

A purpose built ground floor flat being well located on the outskirts of the town centre and offering convenient access to the local shops, amenities, Beach and Esplanade. Also within Sandown is the Height Leisure Centre and the medical surgery. The flat which has recently undergone some re-decoration and new floor coverings virtually throughout is warmed by electric heating and benefits from uPVC double glazed windows. It should be noted that the flat can be accessed either from the communal entrance or direct via the Lounge/Diner. Outside there are communal Gardens and an allocated single Garage. The property is no onward chain and would seem equally suitable for an investment or for permanent residence. It comprises:

**COMMUNAL ENTRANCE**

and flat front door to

**HALL**

With airing cupboard

**LOUNGE/DINER 15' 4 x 10'10 (4.57m 1.22m x 3.30m)**

**KITCHEN 8'1 x 6'11 (2.46m x 2.11m)**

**BEDROOM ONE 11'6 x 9'10 max (3.51m x 3.00m max)**

**BEDROOM TWO 13'4 x 7'11 (4.06m x 2.41m)**

**BATHROOM**

With white suite

**OUTSIDE**

Single Garage en-bloc with up and over door (15'9 x 8'3). Communal Gardens being mainly laid to lawn, drying area.

**SERVICES**

Mains electricity, drainage and water.

**TENURE**

Held on the balance of an 800yr lease from 29-9-1973. The current service charge is £55 per month, rising to £80 per month as of 01/12/26

**COUNCIL TAX**

Band B



