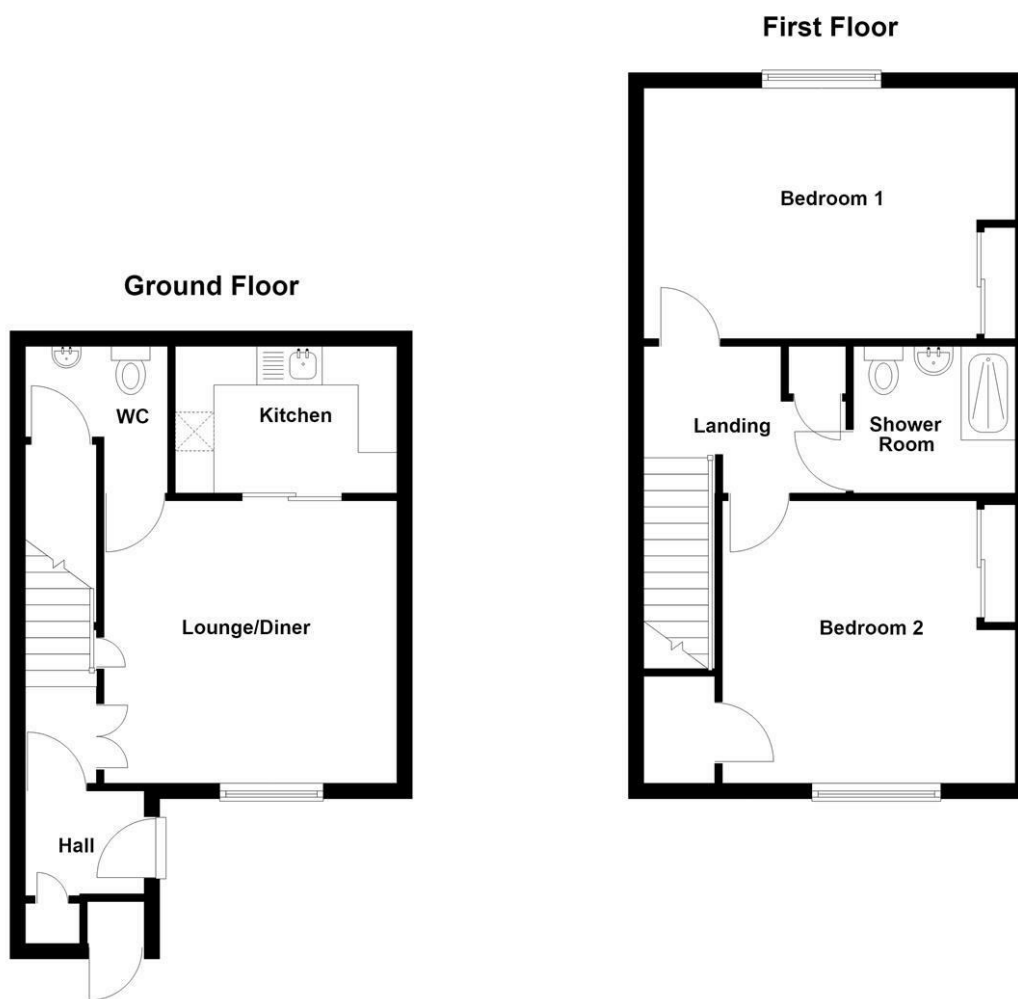
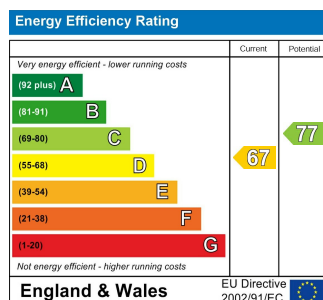




Floorplans are not to scale and for guidance only



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

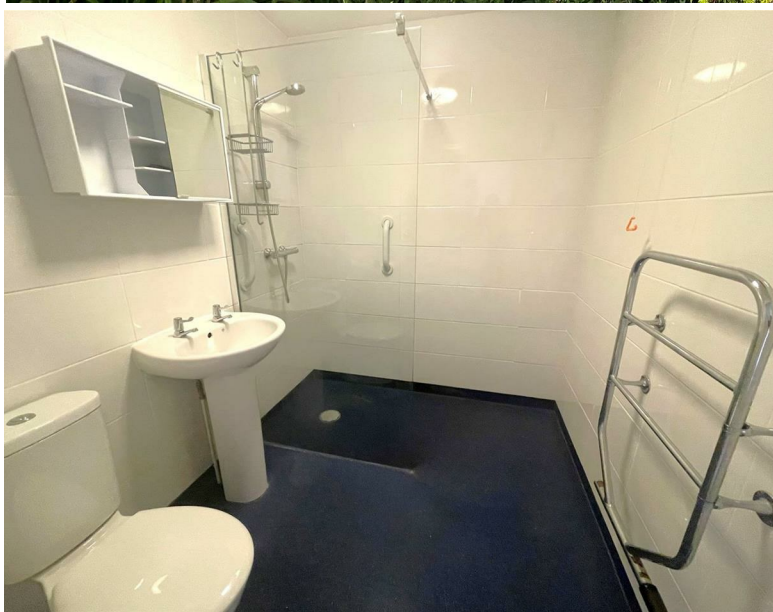
46 REGENT STREET
SHANKLIN
ISLE OF WIGHT
PO37 7AA

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



3
BRINKCLIFFE GARDENS
LAKE
PO36 8PS

£149,950



01983 868 333
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- CHAIN FREE • TWO BEDROOMS • FORMING PART OF A RETIREMENT COMPLEX • ELECTRIC HEATING • DOUBLE GLAZED • RE-FITTED KITCHEN AND SHOWER ROOM • COMMUNAL GARDENS • NON-ALLOCATED RESIDENTS PARKING

Offered Chain Free, a two bedroom house unit forming part of the Brinkcliffe Gardens retirement development for the over 55's. The property is well situated towards the end of Araluen Way and nearby is the Cliff path walk and the Railway Station at Lake.

Benefits to the property include re-fitted Kitchen and Shower room suites, electric heating and sealed unit wooden frame double glazed windows. Outside there are communal gardens and non-allocated residents parking. It comprises:

GROUND FLOOR

ENTRANCE HALL

With store cupboard

LIVING ROOM 12'5 x 12'0 (3.78m x 3.66m)

KITCHEN 9'3 x 6'3 (2.82m x 1.91m)

CLOAKROOM

With WC and wash basin. Understairs cupboard.

Stairs leading to

FIRST FLOOR & LANDING

With airing cupboard.

BEDROOM ONE 15'6 max into wardrobes x 10'8 (4.72m max into wardrobes x 3.25m)

BEDROOM TWO 11'9 x 12'5 max into wardrobes (3.58m x 3.78m max into wardrobes)

WETROOM

With shower, wash basin and WC.

OUTSIDE

There are communal gardens being mainly laid to lawn with drying area and dustbin area. Non allocated residents parking.

SERVICES

Mains electricity, water and drainage

TENURE

Leasehold, held on the balance of a 125 year lease

from 1990. The current service charge is £870 per 6 months and includes Buildings Insurance, Gardening & External Maintenance.

COUNCIL TAX

Band C

