

## First Floor



Floorplans are not to scale and for guidance only

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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)  
[WWW.ARTHUR-WHEELER.CO.UK](http://WWW.ARTHUR-WHEELER.CO.UK)



FLAT 8 GROSVENOR COURT  
9 BROADWAY  
SANDOWN  
PO36 9DQ

£190,000



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



- CHAIN FREE • 2 BEDROOM APARTMENT (EN-SUITE MASTER) • ALLOCATED PARKING • DOWNLAND VIEWS • RECENT NEW KITCHEN • COMMUNAL GARDEN

**\*\*\*Chain Free\*\*\*** A superb purpose built First Floor Apartment being well located to the rear of the block and offering convenient access to the Town Centre amenities, Beach and Esplanade, Heights Leisure Centre and Medical Surgery.

The spacious and well presented accommodation has recently been redecorated and had new carpeting laid and recent Kitchen fitted. Features and benefits include: Gas fired central heating, uPVC double glazed windows, a video security entry system, a Juliette Balcony from the Lounge enjoying some lovely background views of the surrounding downland and countryside, an En Suite shower room to the main Bedroom and outside there is an allocated car parking space.

The property would seem equally as suitable for either permanent living or as a 'lock up and leave' second home. To fully appreciate the Apartment we would recommend an internal viewing. It comprises:-

#### COMMUNAL ENTRANCE HALL

Stairs to first floor.

#### ENTRANCE HALL

Two fitted storage cupboards.

#### LOUNGE/DINER 16'2 into bay x 13'8 (4.93m into bay x 4.17m)

Super downland views over roof tops.

#### KITCHEN 12'8 reducing to 9'2 x 8'3 (3.86m reducing to 2.79m x 2.51m)

Recently refitted kitchen with integrated appliances.

#### BEDROOM 1 13'9 x 9'3 (4.19m x 2.82m)

Fitted wardrobe cupboards.

#### EN-SUITE SHOWER ROOM

#### BEDROOM 2

#### BATHROOM

#### OUTSIDE

To the front of the property are two visitor spacers. To the rear of the property is an allocated parking space (middle space on the left hand side). Communal Gardens which are laid to lawn with clothes drying area.

#### TENURE - Leasehold

Held on the balance of a 999 year lease with the freehold being retained by the residents

management company. The current service charge is £800 per annum.

**SERVICES - All mains available.**

**COUNCIL TAX BAND - B**



