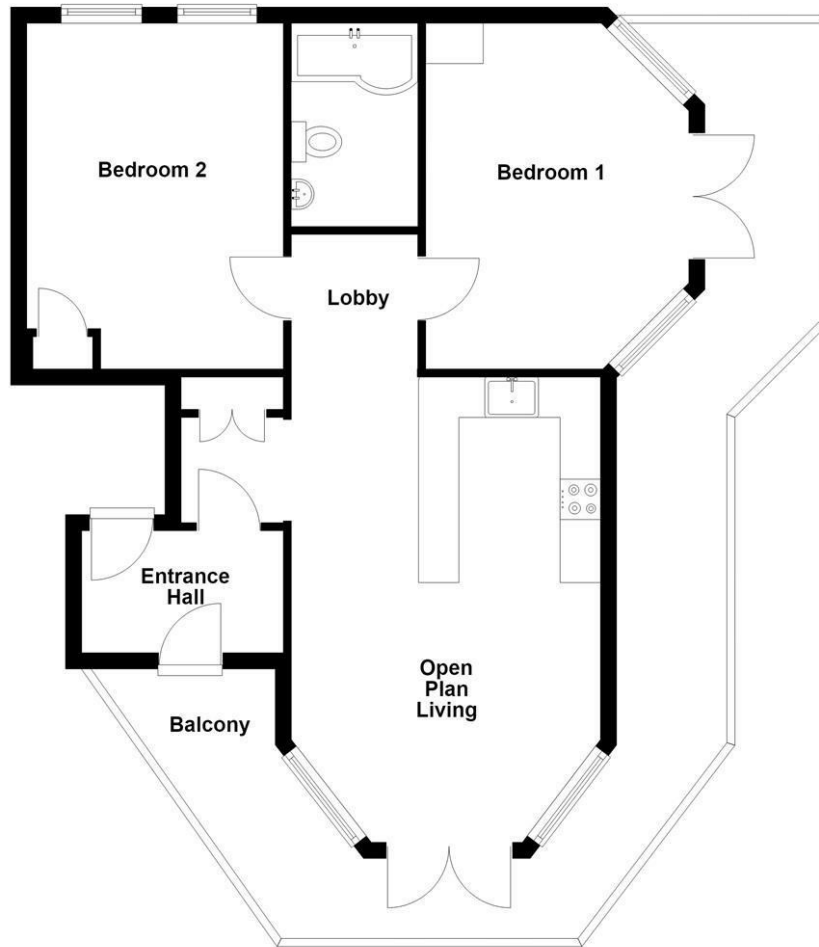


## First Floor



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		
(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](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.

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• CHAIN FREE • FIRST FLOOR APARTMENT • TWO BEDROOMS • OPEN PLAN SITTING ROOM/KITCHEN • CAR PARKING FOR ONE • FEATURE WRAP-AROUND BALCONY • SUPERB SEA VIEWS • CLOSE TO TOWN AND OLD VILLAGE

A super first floor flat forming part of the small development in a favoured location, being close to the Cliff top and yet offering convenient access to the town centre, shops, amenities and the picturesque Old Village. The comfortable accommodation is warmed by gas fired central heating and benefits from replacement double glazed windows and a car parking space. One of the features of the property are the superb sea views towards the English Channel and the wrap-around Balcony.

The property is offered with no onward chain and we would recommend an early viewing. It comprises:

#### ENTRANCE LOBBY

**SITTING ROOM/KITCHEN 18'11 max into bay x 15'6 (5.77m max into bay x 4.72m)**

Open plan design with double doors to Balcony. Kitchen area with integrated Washing machine, Dishwasher, Fridge Freezer, built in Hob and Oven with extractor over. Valliant gas fired Boiler.

**BEDROOM ONE 13'11 max x 10'8 max with double doors to balcony (4.24m max x 3.25m max with double doors to balcony)**

**BEDROOM TWO 10'5 max x 14'0 max (3.18m max x 4.27m max)**

#### BATHROOM/WC

White suite comprising of P shaped Bath with screen and shower over, WC and Basin.

#### OUTSIDE

As mentioned there is parking for one car. Wrap-around Balcony which can be accessed from both Bedroom One & the Sitting Room/Kitchen.

#### SERVICES

All mains are available

#### TENURE

Leasehold. We understand the current service charge is £75 per month which includes a share of the Buildings Insurance, there is 958 years remaining on the lease.

#### COUNCIL TAX

Band B

