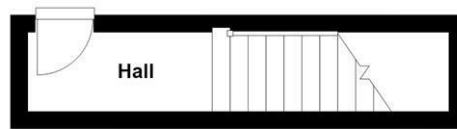
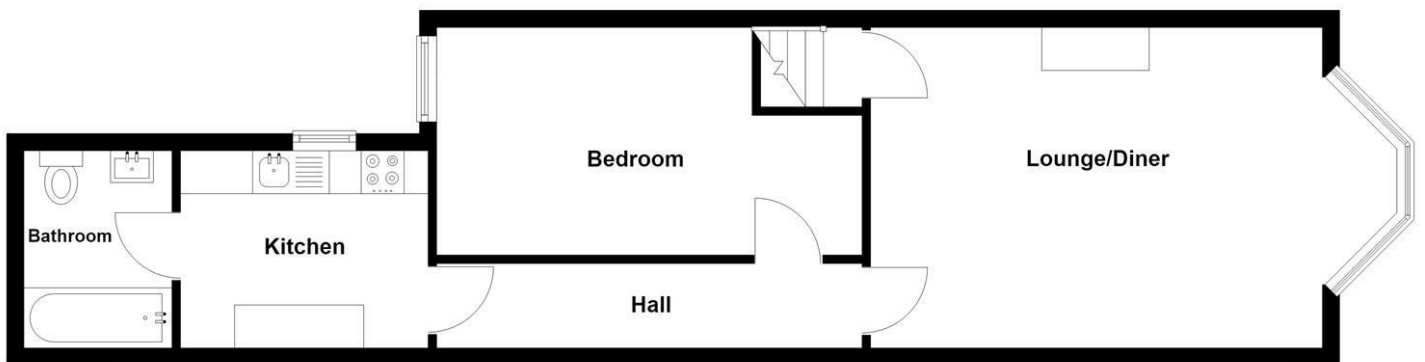


Ground Floor



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

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

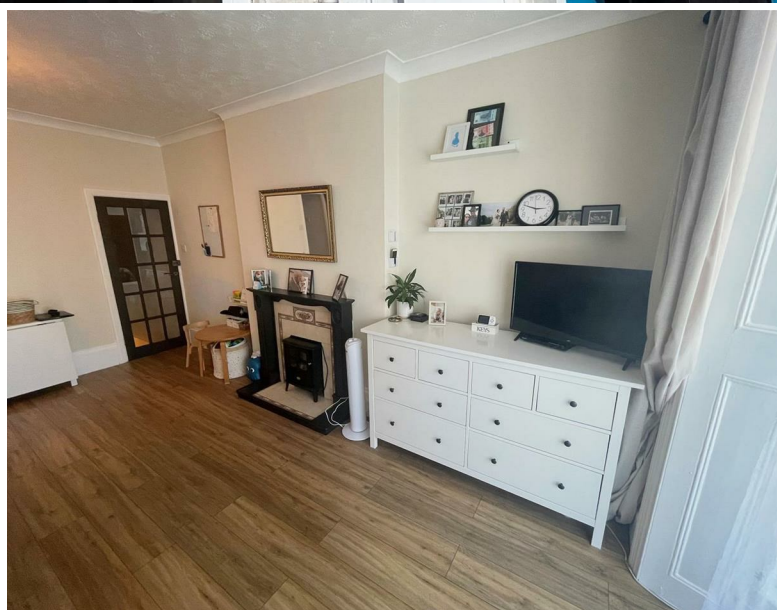
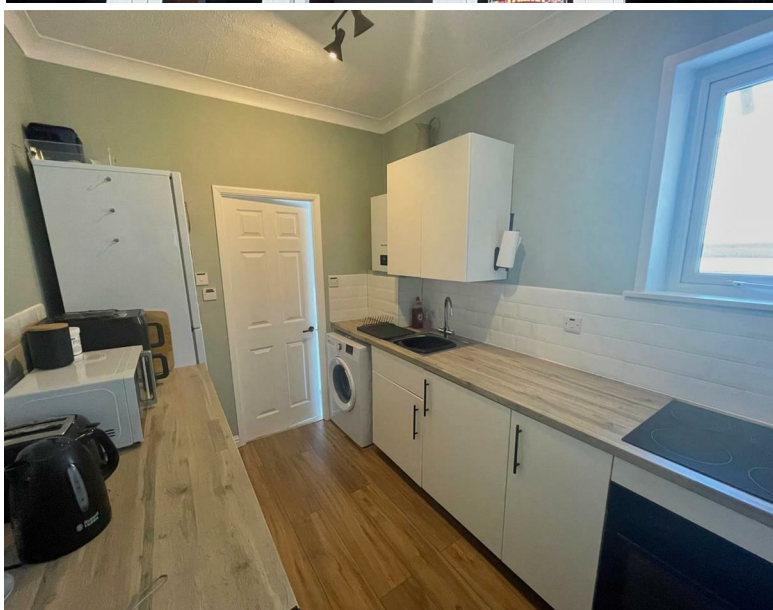
46 REGENT STREET
SHANKLIN
ISLE OF WIGHT
PO37 7AA

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



39A
HIGH STREET
SHANKLIN
PO37 6JJ

£99,950



01983 868 333
www.arthur-wheeler.co.uk



- **FIRST FLOOR FLAT • ONE BEDROOM • GAS CH • UPVC DOUBLE GLAZING • TOWN CENTRE LOCATION • CLOSE TO OLD VILLAGE**

A first floor flat that is approached via Orchardleigh Road and offering convenient access to the town centre, shops & amenities and the picturesque Old Village is also within close proximity. Benefits to the property include gas fired central heating and uPVC double glazing. Although there is no allocated parking, we understand that the local authority issue residents parking and applicants should contact the Isle of Wight Council for details, terms & conditions and costs. To fully appreciate the well presented the accommodation we would recommend an internal viewing. It comprises:

Enclosed staircase leading to

FIRST FLOOR

SITTING ROOM 19'6 into bay x 11'10 max (5.94m into bay x 3.61m max)

INNER LOBBY

BEDROOM 16'1 max x 8'5 (4.90m max x 2.57m)

KITCHEN 9'5 x 7'6 (2.87m x 2.29m)

With Glow-worm gas fired Boiler

BATHROOM

With shower over the bath

OUTSIDE

As mentioned, although there is no parking with the property, there is a nearby public car park.

SERVICES

All mains are available.

TENURE

Leasehold. Held on the balance of a 999 year lease with 967 years remaining. We are advised that the current ground rent is £50 per annum and the share of the building insurance is approximately £195 per annum.

COUNCIL TAX

Band A

