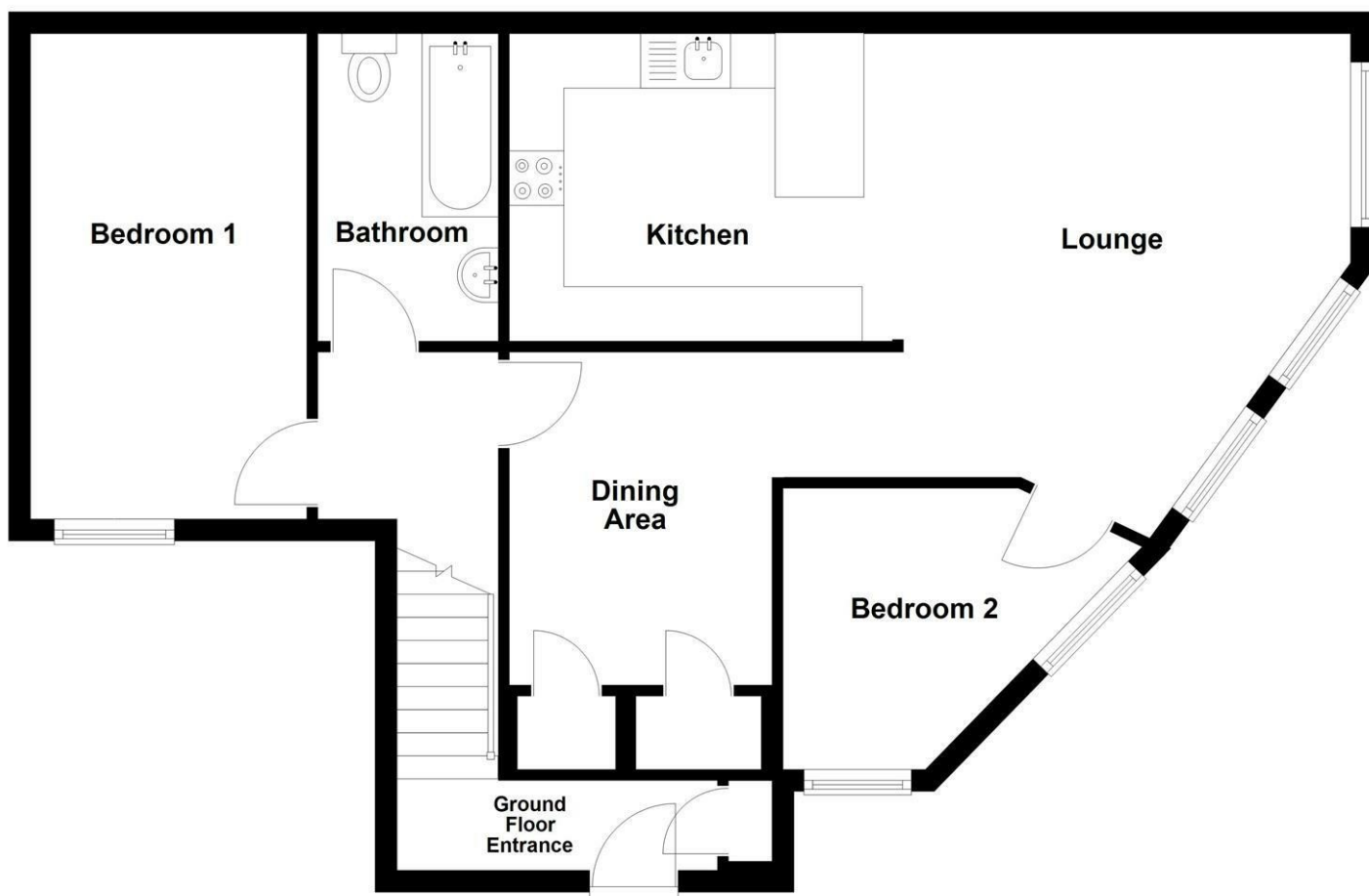


First Floor



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		78	81
(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

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PO37 7AA

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£160,000



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- CHAIN FREE • FIRST FLOOR MAISONETTE WITH PRIVATE ENTRANCE • PARKING FOR 2 CARS • 2 BEDROOMS • POPULAR WEST HILL MANOR DEVELOPMENT • WELL PRESENTED

****CHAIN FREE!**** Forming part of the prestigious Westhill Manor development and situated in one of the most desirable locations in Shanklin "Old Town" this lovely 2 bedroom maisonette really is a must see. Close to many miles of stunning countryside walks, thatched pubs and eateries and the Beach/Esplanade is around 1 mile distance. The local Cricket Club is located at the bottom of the drive of the development.

The apartment boasts a Kitchen with breakfast bar, Dining Room opening to the Lounge, 2 Bedrooms and a Bathroom. Outside is TWO allocated parking spaces, one right next to the Private Entrance. The property is warmed by gas central heating via a combination boiler and has uPVC double glazed windows.

We feel the property would suit a multitude of uses from private home, rental investment or own use holiday home and an internal viewing is highly recommended. The accommodation comprises;

PRIVATE ENTRANCE

Stairs up to;

ENTRANCE HALL

DINING AREA 9'7 x 7'11 (2.92m x 2.41m)

LOUNGE 13'3 max x 12'4 max (4.04m max x 3.76m max)

Being of irregular shape.

KITCHEN/DINER 11'6 x 9'2 (3.51m x 2.79m)

BEDROOM 1 14'7 x 8'4 (4.45m x 2.54m)

BEDROOM 2 9'6 max x 8'4 max (2.90m max x 2.54m max)

Being of irregular shape.

OUTSIDE

The property has the benefit of two parking spaces one located outside the property front door the other is a gated carpark.

TENURE - Leasehold

Held on the balance of a 999 year lease
Current service charge is £80 per month

COUNCIL TAX - Band B

SERVICES - All mains available



