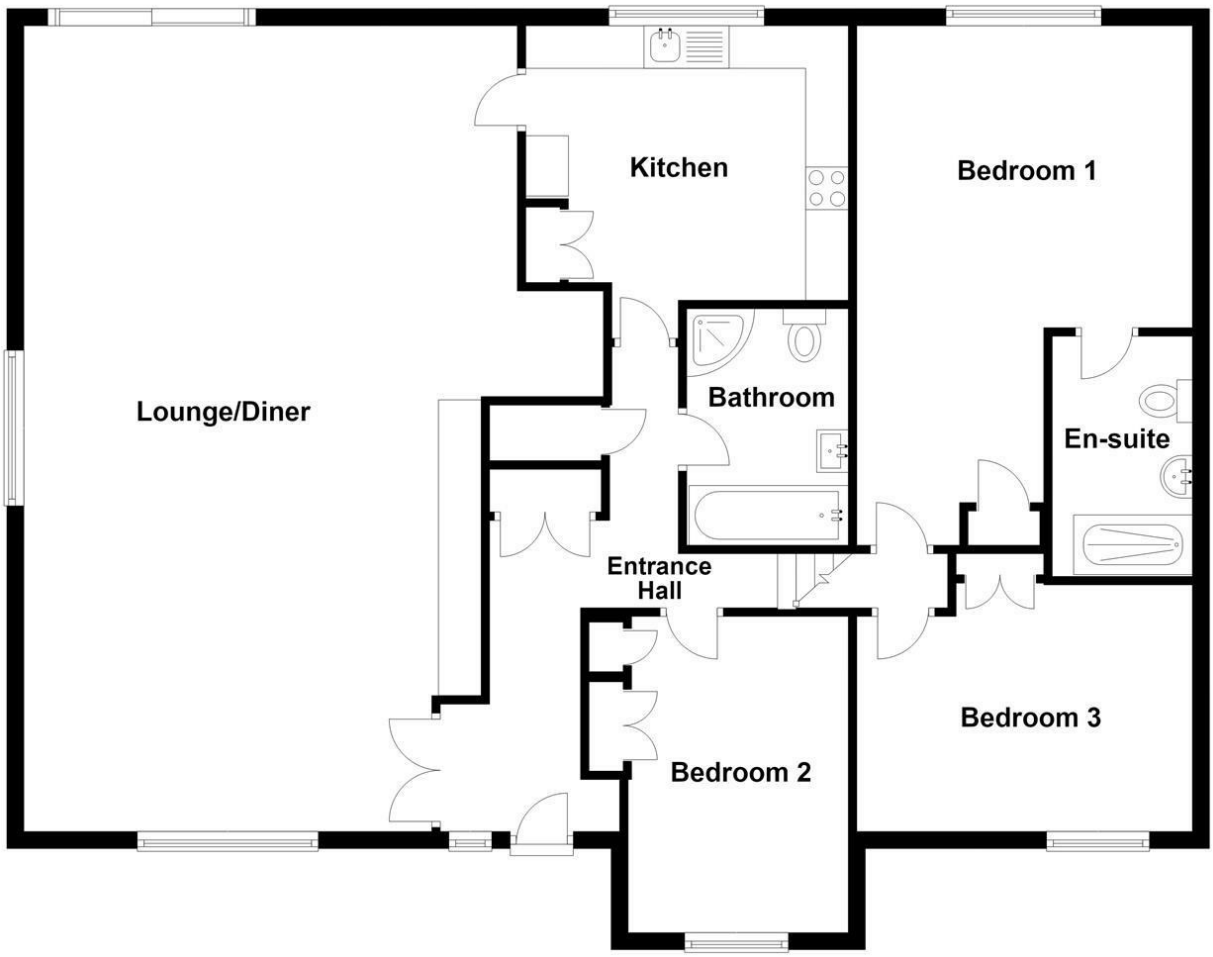
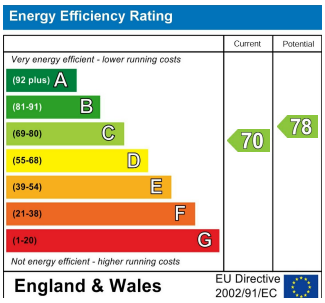
Ground Floor



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

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• SPACIOUS GROUND FLOOR APARTMENT • THREE BEDROOMS • BATHROOM & MASTER EN-SUITE • LOUNGE/DINER • KITCHEN/BREAKFAST ROOM • ALLOCATED PARKING & GARDENS

A spacious self-contained ground floor apartment occupying a semi rural location, in a building as the name would suggest, which was once a working granary in years gone by. From Newport Road the property is approached via a driveway and there are extensive grounds to both the front and rear of the building. Nearby is the Morrisons superstore which is about 0.5 miles distant and the main town of Shanklin is also convenient being about 1.75 miles distant.
Features and benefits to the property include, gas fired central heating, double glazed doors and windows, three bedrooms, en-suite facility to the master bedroom, an allocated parking space and the apartment also has its own private patio area, which in turn leads to the communal grounds at the rear. The apartment enjoys a larger floor area than many contemporary bungalows and to fully appreciate the accommodation we would recommend an internal. It comprises:

COVERED ENTRANCE

ENTRANCE HALL

LOUNGE/DINER 31' x 14'5 (extending to 19'1 (9.45m x 4.39m (extending to 5.82m)

KITCHEN/BREAKFAST ROOM 12'4 x 10'6 (3.76m x 3.20m)
With built in gas Hob with extractor unit over, a built in eye-level electric oven and an integrated Fridge/Freezer. Wall hung gas fired Worcester Boiler.

BATHROOM/SHOWER ROOM
With white suite comprising, panelled bath, vanity wash basin unit and low level WC. Quadrant shower with glazed double doors.

BEDROOM TWO 12'3 x 8'6 (3.73m x 2.59m)
With built in wardrobes.

BEDROOM THREE 12 x 8'6 (3.66m x 2.59m)
With built in wardrobe.

MASTER BEDROOM 11'7 x 12'11 (3.53m x 3.94m)
With dressing area.

EN-SUITE SHOWER ROOM
With good sized walk in shower with glazed screen. Vanity wash basin unit and low level WC.

OUTSIDE
Opposite the front door there is one allocated car parking space and there are two communal visitor spaces in addition. Bin area. To the rear, as previously mentioned there is a private patio area for Flat 1 and beyond there are well established communal grounds which are mainly laid to lawn with a variety of shrubbery and trees etc. Two storage sheds.

SERVICES
Mains electricity, gas and water. Drainage by septic tank.

TENURE
Leasehold with Share of Freehold. We understand the property is held on the balance of a long lease and the freehold of the property is owned by the residents management company, of which each flat owner is an equal shareholder. We understand the current service charge is approximately £150.44 per month, which includes a share of the buildings insurance premium, gardening etc.

COUNCIL TAX
Band B

ARTHUR WHEELER
ESTATE AGENTS









