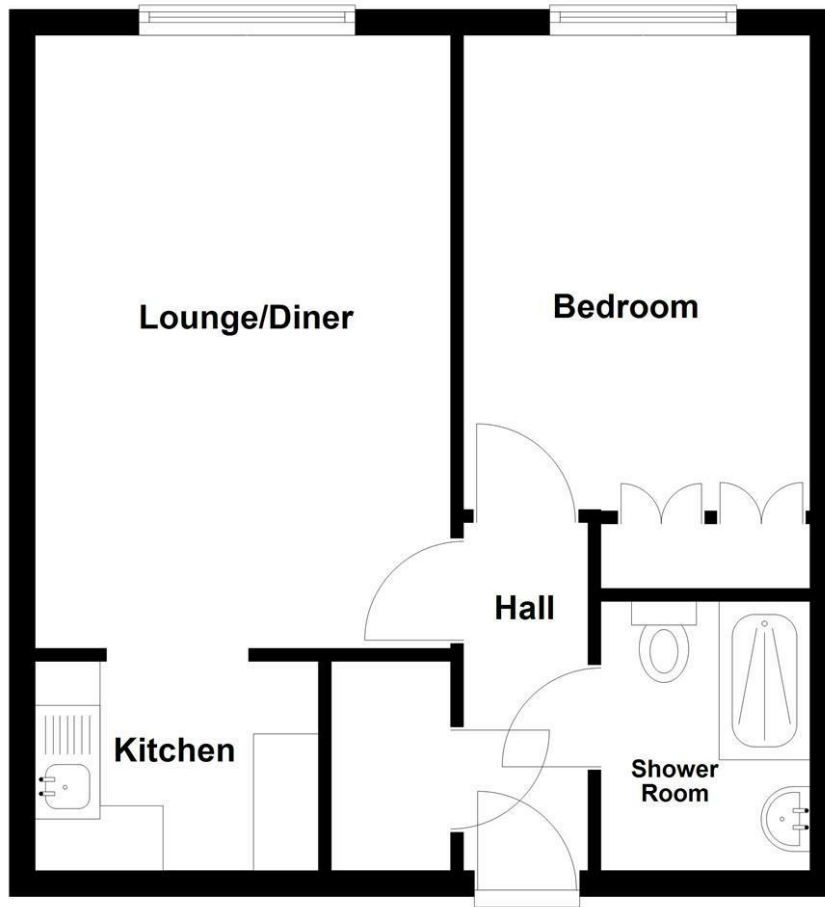


First Floor



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		83	86
(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

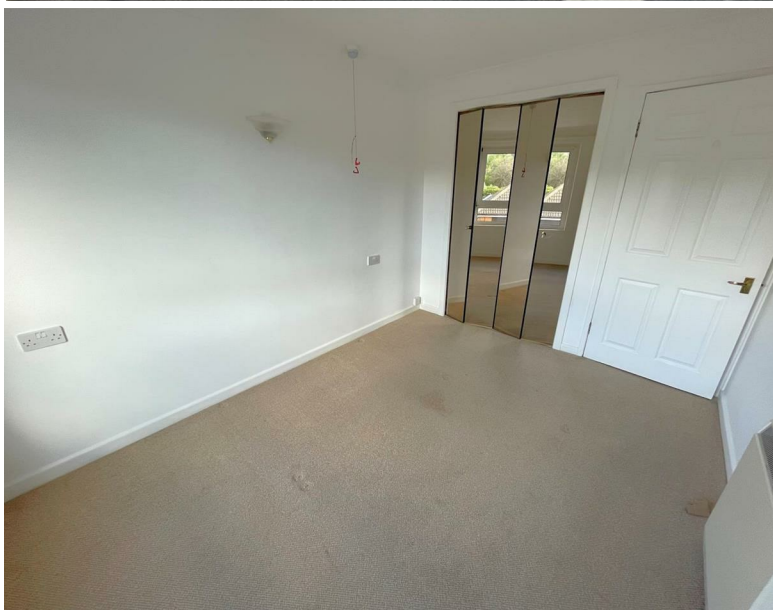
46 REGENT STREET
SHANKLIN
ISLE OF WIGHT
PO37 7AA

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



25 CLIFF COURT
CURRIE ROAD
LAKE
PO36 8NU

£65,000



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



• CHAIN FREE • RETIREMENT COMPLEX • ONE BEDROOM • RE-FITTED SHOWER ROOM • ELECTRIC HEATING • UPVC DOUBLE GLAZING • NON ALLOCATED PARKING • PURPOSE BUILT FIRST FLOOR FLAT

A purpose built first floor flat in a retirement complex which is situated on the Cliff top and offering easy access to the local amenities.

Benefits include; electric heating, uPVC double glazed windows and a refitted shower room.

Additionally, there is a lift to all floors, a residents communal Lounge, a laundry room and a security entry system.

There is also a part time House Manager. The property is offered to the market chain free and we would recommend an internal viewing. It comprises:

HALL

With airing cupboard

LOUNGE 15'6 x 10'6 (4.72m x 3.20m)

KITCHEN 7'2 x 5'4 (2.18m x 1.63m)

BEDROOM 8'9 x 12' (2.67m x 3.66m)

SHOWER ROOM

OUTSIDE

There is non allocated residents parking plus visitor spaces. Communal Gardens.

SERVICES

All mains are available

TENURE

Leasehold.

Held on a 125 year lease from 1989.

The current ground rent for the half year is £238.68

The current service charge for the half year is

£1,851.85

COUNCIL TAX

Band B

