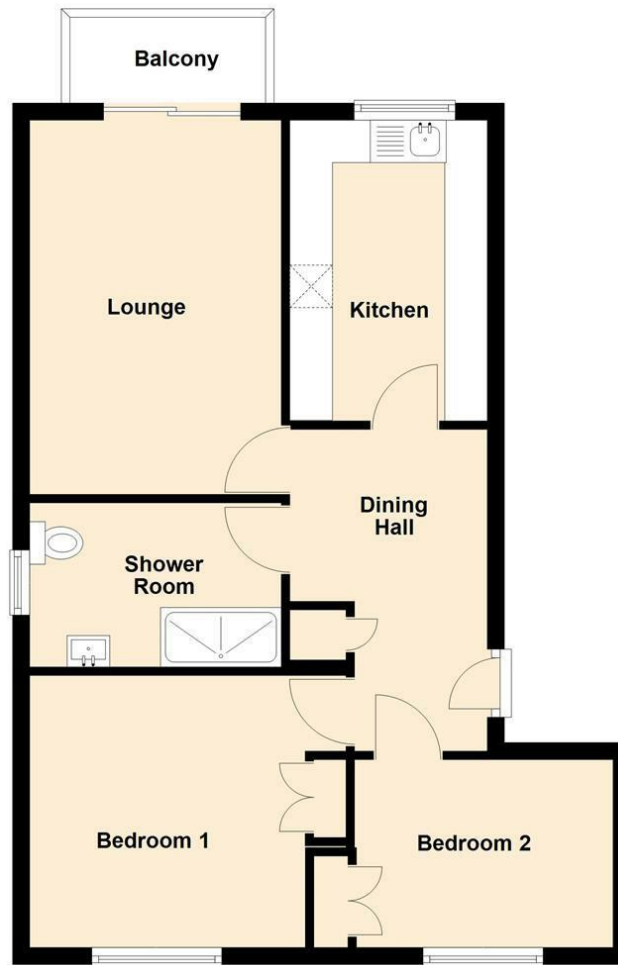


Lower Floor



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

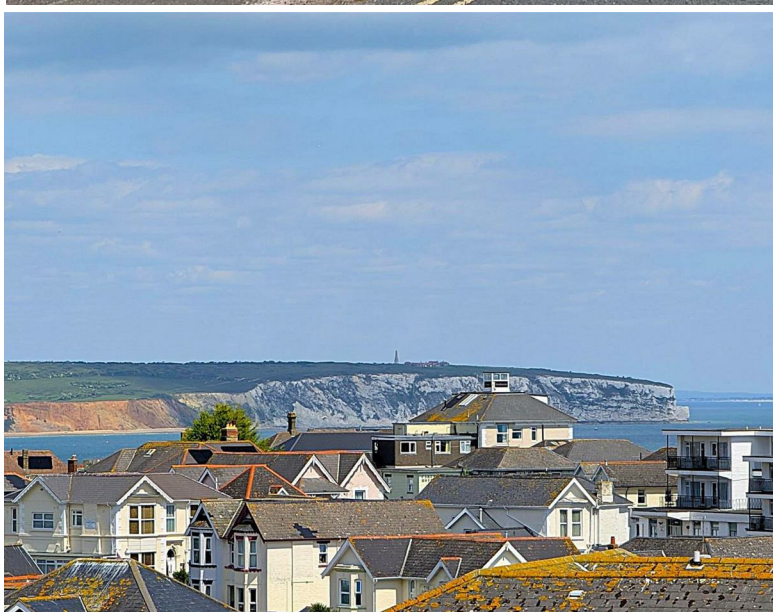
46 REGENT STREET
SHANKLIN
ISLE OF WIGHT
PO37 7AA

01983 868 333
SALES@ARTHUR-WHEELER.CO.UK
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SHANKLIN
PO37 6AE

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- BEAUTIFUL SEA AND TOWN VIEWS • NEW KITCHEN AND BATHROOM SUITES • BALCONY WITH SOUTHERLY ASPECT • 2 BEDROOMS • ALLOCATED PARKING • COMMUNAL GARDENS

A purpose built Lower Ground Floor 2 Bedroom Apartment being well located in the seaside town of Shanklin. The apartment is on a quiet road being just above the High Street area of the town and has some superb Town and Sea Views. Nearby is Shanklin Theatre and the main shopping area is approximately 200 yards featuring a good selection of shops, services and amenities which include two Supermarkets, a Sub Post Office, Medical Centre and Bus Terminus. The beach/Esplanade are about 600 yards distant.

The apartment has been modernized in recent years to in our opinion a high standard and features a lovely Balcony with Southerly aspect, replacement UPVC double glazed windows and refitted Kitchen and Bathroom suites. Outside there is a Parking Space for one car and a Communal Rear Garden with clothes drying area. To fully appreciate the accommodation we would recommend an internal viewing. It comprises:-

DINING HALL 12'8 max x 7'7 reducing to 5'2 (3.86m max x 2.31m reducing to 1.57m)

LOUNGE 14'6 x 9'8 (4.42m x 2.95m)

BALCONY

With Southerly aspect

KITCHEN 11' x 7'7 (3.35m x 2.31m)

BEDROOM 1 12'2 reducing to 10'4 x 10'6 (3.71m reducing to 3.15m x 3.20m)

Fitted wardrobe cupboard

BEDROOM 2 9'11 x 7'3 (3.02m x 2.21m)

Fitted wardrobe cupboard

SHOWER ROOM 9'8 x 6' (2.95m x 1.83m)

OUTSIDE

Driveway leading to a car park area to the rear of the building with Flat 2 having one allocated parking space. From the car park there are steps down to the Communal Garden with clothes drying facilities. Private pathway providing access onto Palmerston Road and from there convenient access to both the High Street and Regent Street. From the main building there are further stairs leading to a bin store and there is also a further door providing direct access onto the car park area.

TENURE - Leasehold

(to be confirmed) Held on a balance of 999 year lease from 1987 and the Freehold of the building is

owned by the residents management company. We further understand that the current service charge is £660 per half year and this includes a share of the building insurance premium and managing agents fees.

COUNCIL TAX - Band C

SERVICES

Mains Electric, Water and Drainage



