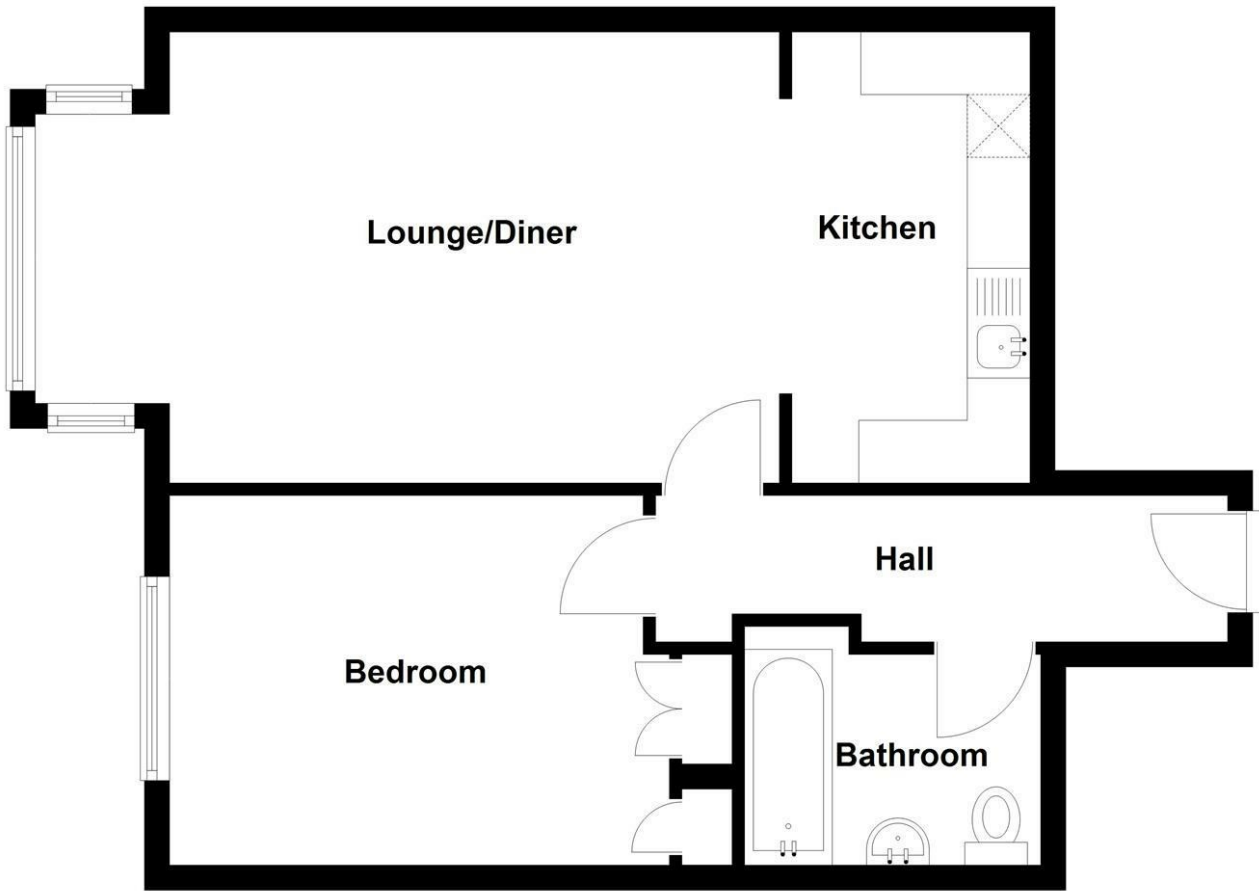


# Ground Floor



Floorplans are not to scale and for guidance only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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](mailto: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.

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• CHAIN FREE • PURPOSE BUILT GROUND FLOOR FLAT • ONE BEDROOM • ELECTRIC HEATING • DOUBLE GLAZED WINDOWS • ALLOCATED PARKING FOR ONE CAR • COMMUNAL GARDENS • OUTSKIRTS OF TOWN

A purpose built ground floor flat, being 1 of 10 in a block that is well located towards the outskirts of town, but offering easy access to the local shops, amenities and cliff path walk. Within close proximity is a local convenience store.

The accommodation is warmed by electric heating and benefits from wooden framed double glazed sealed units and a security entry system. Outside there are communal Gardens and there is one allocated parking space. The property, which is offered with no onward chain, would seem ideal as an investment or for permanent living. It comprises:

#### COMMUNAL ENTRANCE

Leading to flat front door

#### ENTRANCE HALL

**SITTING ROOM 18'8 into bay x 11'10 max (5.69m into bay x 3.61m max)**

Archway to

**KITCHEN 11'10 x 5'11 (3.61m x 1.80m)**

**BEDROOM 12'5 x 9'9 (3.78m x 2.97m)**

With insulated Fortic tank with immersion.

#### BATHROOM

With electric shower over bath

#### OUTSIDE

Communal gardens to the front and rear. Driveway leading to car park at the rear of the building with one allocated space plus visitor parking.

#### SERVICES

Main electricity, water and drainage

#### TENURE

Held on the balance of a 999yr lease from 25th march 1990 - the freehold is owner by the residents management company and each flat has a share in the freehold. The current service charge is £572.80 per half year.

#### COUNCIL TAX

Band A

