



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](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.

LOVE WHERE YOU LIVE

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SANDOWN  
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- GROUND FLOOR FLAT • ALLOCATED PARKING • GAS CENTRAL HEATING • COMMUNAL GARDENS • 2 BEDROOMS • SEMI-RURAL LOCATION • AVAILABLE NOW • NEW PROPERTY

**\*\*AVAILABLE NOW\*\*** Ground Floor Flat in a semi-rural location of Winford with many miles of countryside walks close by, this two bedroom maisonette own private entrance leading to a good sized lounge/diner with lovely open aspect views and a recently refitted shower room and kitchen suites . The property is warmed by gas fired central heating and has double glazed windows throughout. Outside there is allocated parking for one vehicle and communal gardens surround the block with clothes drying area.

Rent £850pcm deposit required £980 secured with TDS

#### ENTRANCE HALL

**LOUNGE/DINER 14'11 x 9'10 (4.55m x 3.00m)**

Storage cupboard

**KITCHEN 7'11 x 6'9 (2.41m x 2.06m)**

**BEDROOM 1 11'1 x 10'1 reducing to 8'11 (3.38m x 3.07m reducing to 2.72m)**

**BEDROOM 2 10'5 x 6'10 (3.18m x 2.08m)**

**BATHROOM 6'3 x 4'11 (1.91m x 1.50m)**

#### OUTSIDE

Winford Court has communal gardens surround the property with rotary clothes drying lines and bin storage area. The property has one allocated parking space (space 4)

**SERVICES - All mains available**

**COUNCIL TAX - Band A**





