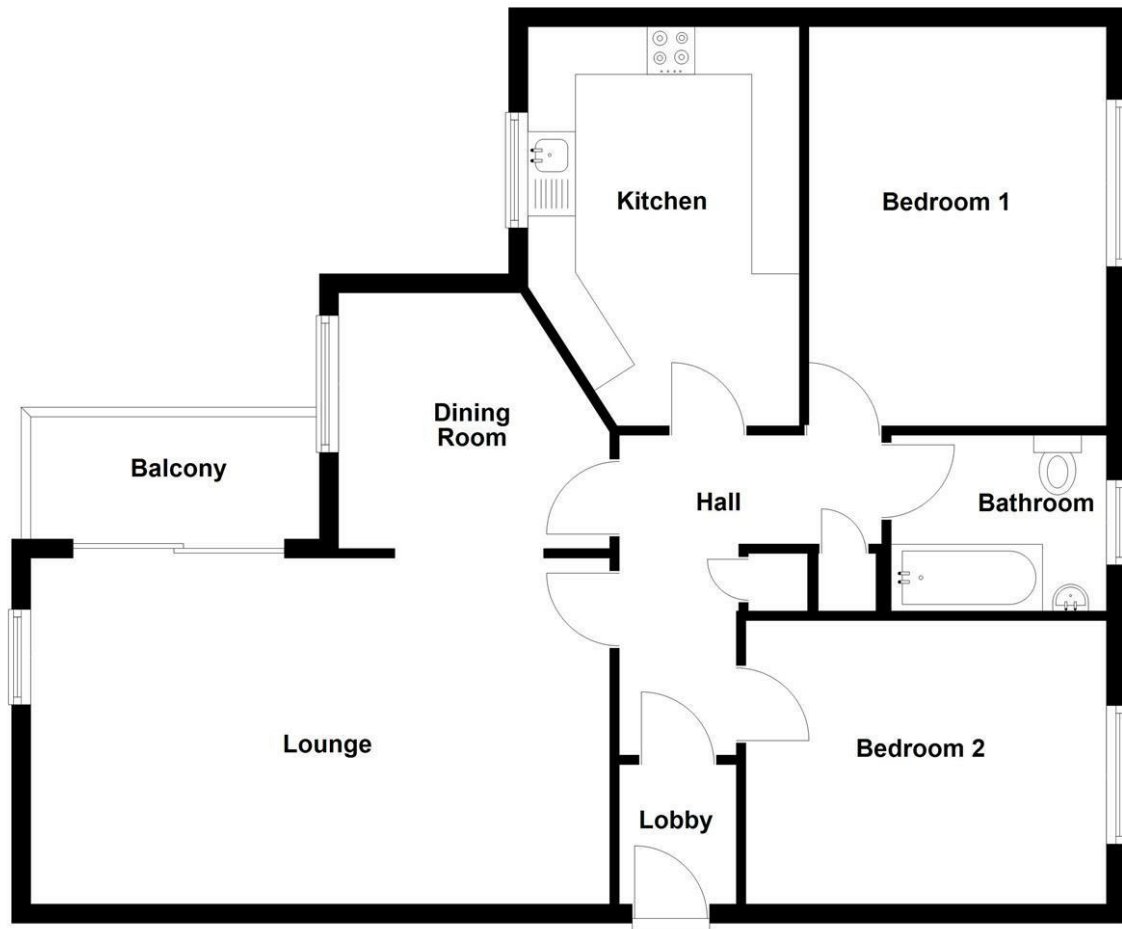


## Third Floor



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>		
(55-68) <b>D</b>	73	78
(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.

# LOVE WHERE YOU LIVE

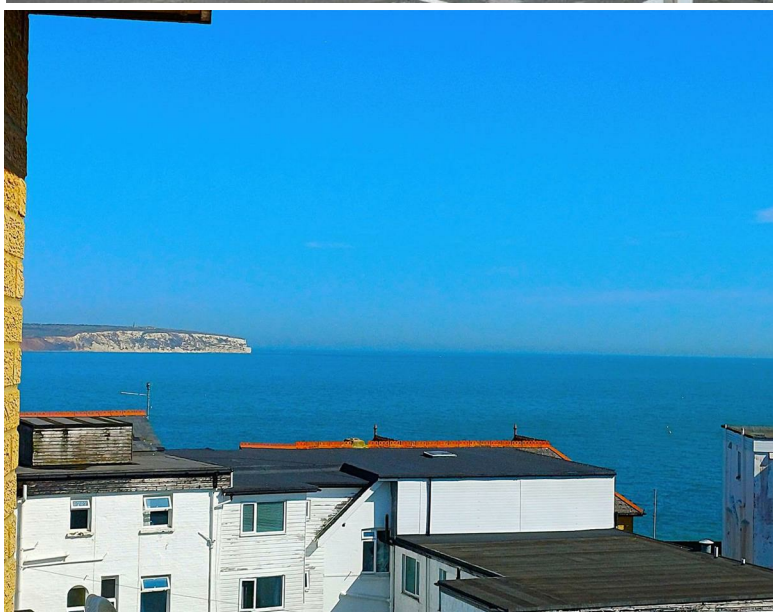
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SHANKLIN  
PO37 6DS

£205,000



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[www.arthur-wheeler.co.uk](http://www.arthur-wheeler.co.uk)





• TOP FLOOR APARTMENT CLOSE TO BEACH • TWO BEDROOMS & POTENTIAL FOR A THIRD • SEA VIEWS & BALCONY • GARAGE • OFFERED CHAIN FREE • UPVC DG WINDOWS & GAS CENTRAL HEATING

\*\*\*Offered Chain\*\*\* Free a purpose built top/third floor apartment forming part of the popular Crescent Court development, this is well situated being just off of the approach road to the Esplanade offering convenient access to the town centre, shops and amenities.

The accommodation benefits from gas fired central heating, replacement uPVC double glazed windows, a covered balcony and a GARAGE. From the Lounge/Diner and the Kitchen the apartment enjoys some super views towards Sandown Bay and Culver Cliff with the English Channel beyond.

We would recommend an internal viewing. It comprises:

#### **Communal entrance**

With security intercom system & stairs leading to front door with

#### **Enclosed Entrance Lobby**

#### **Hallway**

With built-in linen storage cupboard. Ceiling hatch to roof space.

#### **Lounge 19'11 x 11'11 (6.07m x 3.63m)**

With double glazed sliding patio door leading to

#### **Covered Balcony 8'10 x 4'0 (2.69m x 1.22m)**

#### **Dining Area 9'3 max x 8'8 max (2.82m max x 2.64m max)**

We understand this was originally designed as a third bedroom and could be easily reinstated with the erection of a wall.

#### **Kitchen 13'7 max x 9'8 max (4.14m max x 2.95m max)**

With built in gas hob, with oven under and extractor over. Plumbing for washing machine. Wall hung Valliant gas fired boiler.

#### **Bathroom**

With L Shaped panel bath, with shower over. Vanity wash basin and WC. Heated Towel Rail.

#### **Bedroom One 10'11 x 13'9 (3.33m x 4.19m)**

#### **Bedroom Two 12'3 x 9'9 (3.73m x 2.97m)**

#### **Outside**

There is a single garage with up and over door, there is also visitor parking. Communal gardens to the front and communal rear access.

#### **Garage 20'0 x 8'3 (6.10m x 2.51m)**

With up and over door, power and light

#### **Services**

All mains are available.

#### **Tenure**

Leasehold

The apartment is held on the balance of a 999 year lease from 1986. We understand the Freehold is owned by the residents management company of which each flat owner is an equal shareholder. The current service charge is £1400 per annum which includes the building insurance premium.

#### **Council Tax**

Band C

