

## 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			
(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	82	82

### 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

46 REGENT STREET  
SHANKLIN  
ISLE OF WIGHT  
PO37 7AA

01983 868 333  
[SALES@ARTHUR-WHEELER.CO.UK](mailto:SALES@ARTHUR-WHEELER.CO.UK)  
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20

NORTH ROAD  
SHANKLIN  
PO37 6DB

£150,000



01983 868 333  
[www.arthur-wheeler.co.uk](http://www.arthur-wheeler.co.uk)



- FIRST FLOOR APARTMENT • TWO BEDROOMS • GATED & ALLOCATED PARKING • CLOSE TO TOWN & BEACHES • BEAUTIFULLY PRESENTED • UPVC DG & GAS CH

A purpose built self contained first floor apartment which is well situated close to the Town Centre and is therefore convenient for most amenities including the shops, supermarkets, Bus Terminus, Doctor's Surgery, Railway Station etc. The Cliff-Path, with access down to the safe sandy beaches of Shanklin is only a 400 yard walk.

This two double bedroom apartment is offered for sale in a good decorative condition and has accommodation that is warmed by gas fired central heating with uPVC double glazed windows. The apartment has allocated parking secured with a remotely operated gate.

In our opinion, the flat would be ideally suited as a permanent home, as a second home or as an investment as there is a good demand for properties of this type. It comprises:

#### ENTRANCE HALL

With security entry phone system.

**LOUNGE 13'11 x 11'8 (4.24m x 3.56m)**

**KITCHEN/DINER 10'9 x 8'5 (3.28m x 2.57m)**

**BEDROOM ONE 10'6 x 10'5 (3.20m x 3.18m)**

**BEDROOM TWO 10'6 x 7'10 (3.20m x 2.39m)**

#### BATHROOM

#### OUTSIDE

Communal gardens to the rear of the property and secure gated car parking for one vehicle. (Space No.18)

#### SERVICES

All mains are available.

#### COUNCIL TAX BAND

Council tax band B

#### TENURE

Leasehold. Service Charge £139.72pcm. (Share of freehold).



