

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		73	77
(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
WWW.ARTHUR-WHEELER.CO.UK



TOP FLAT
95 STATION AVENUE
SANDOWN
PO36 8HD

£189,950



01983 868 333
www.arthur-wheeler.co.uk



- CLOSE TO TOWN & BEACH • 3 BEDROOMS • KITCHEN/DINER • PERIOD FEATURES • RESIDENTS PERMIT PARKING AVAILABLE • MUST SEE

This beautifully presented three bedroom flat is located within walking distance of the Esplanade, Beach and Town centre amenities and has been tastefully modernised to incorporate the Victorian period features alongside contemporary Kitchen and Bathroom suites. The spacious accommodation comprises Lounge/Diner with bay window, Superb Kitchen with door to a Utility area, 3 Bedrooms and a lovely fitted Bathroom. To truly appreciate the spacious accommodation on offer, we would highly recommend a viewing.

GROUND FLOOR - Entrance Lobby

ENTRANCE HALL - Stairs off too;

ENTRANCE HALL 26' max x 6'6 max (7.92m max x 1.98m max)

LOUNGE 17'4 into bay x 12'2 (5.28m into bay x 3.71m)

KITCHEN/DINER 12'2 x 11'5 (3.71m x 3.48m)
Door off to UTILITY AREA

BEDROOM 1 13'5 x 12'2 (4.09m x 3.71m)

BEDROOM 2 12'2 x 11'6 (3.71m x 3.51m)

BEDROOM 3 10'2 x 6'7 (3.10m x 2.01m)

COUNCIL TAX - Band B

SERVICES - All mains available

TENURE - Leasehold

Held on the balance of a 800 year lease with the ground floor flat being the freeholder.
Ground Rent £120 per annum
50% share of building insurance and any repair work needed with the ground floor flat.



