

## Second 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>	76	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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• SECOND FLOOR APARTMENT • TWO BEDROOMS • ALLOCATED PARKING & VISITORS SPACE • COMMUNAL GARDENS • GAS CH & UPVC DG • NO ONWARD CHAIN

Offered chain free! A purpose built second floor apartment being situated on the top floor of a popular development that is well located on a tree-lined road being about half a mile from the upper High Street area of the town. Also close by is the picturesque Old Village with its selection of bars and restaurants and the Big Mead recreation area.

The accommodation, which has recently undergone a redecoration programme and new carpeting, benefits from gas fired central heating, uPVC double glazed windows and a security entry system. Outside there is allocated parking for one car and well tended communal gardens to the rear. It comprises:

#### GROUND FLOOR

##### COMMUNAL ENTRANCE

With stairs leading to SECOND FLOOR. Door to Flat 19.

##### ENTRANCE HALL

##### LOUNGE 14'3 x 12'11 (4.34m x 3.94m)

##### KITCHEN 9'7 x 8'7 (2.92m x 2.62m)

Inset four burner gas hob with electric oven under and extractor unit over. Plumbed recess for washing machine. Wall hung Glow-worm gas fired combination boiler.

##### BEDROOM ONE 10'7 x 11'5 (3.23m x 3.48m)

With built in wardrobe.

##### BEDROOM TWO 10'8 x 8' (3.25m x 2.44m)

##### BATHROOM/WC

##### OUTSIDE

Allocated parking space for Flat 19. There are also some general visitor parking spaces. There are lovely communal gardens to the rear which are mainly laid to law. Bin store area.

##### SERVICES

All mains are available.

##### TENURE

Held on the balance of a 900 year lease from 1990.

The freehold is owned and managed by the Residents Management Company and each flat owner is an equal shareholder. The current service charge is approx £250.00 per quarter which includes a share of the Buildings Insurance premium, managing agent fees and gardening etc.

##### COUNCIL TAX

Council Tax Band C (Can be confirmed on the Government website)



