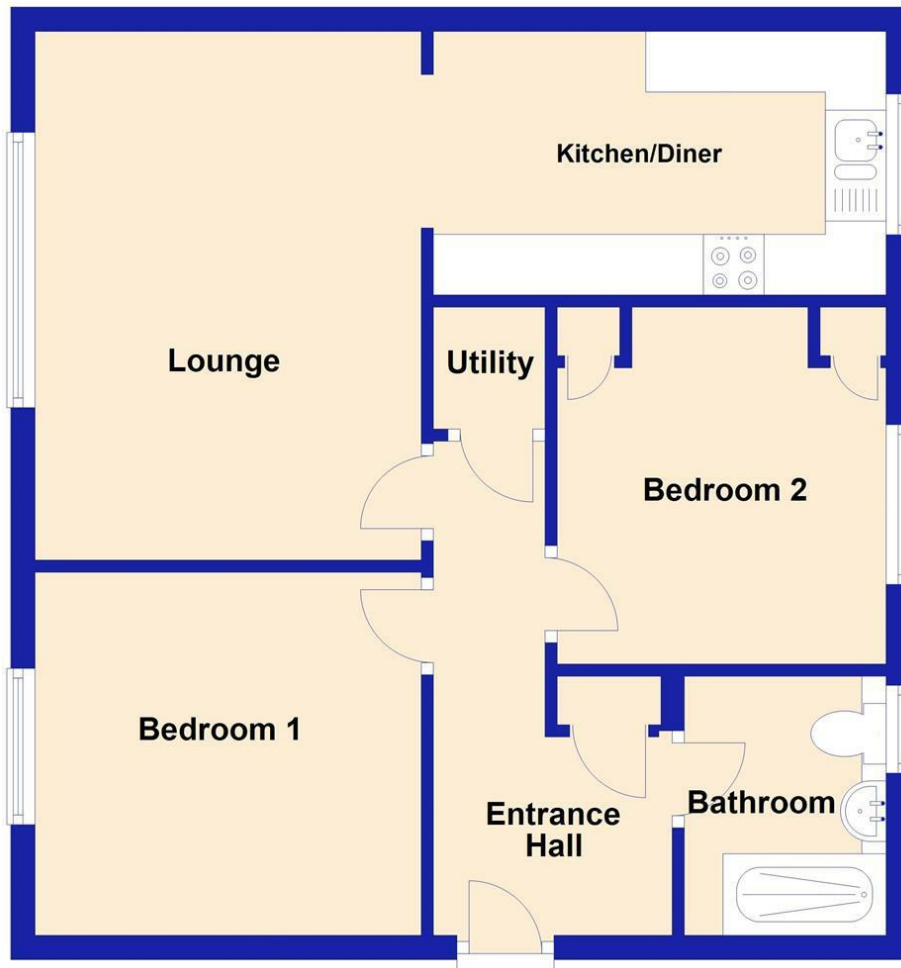


Second Floor



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	70	77
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

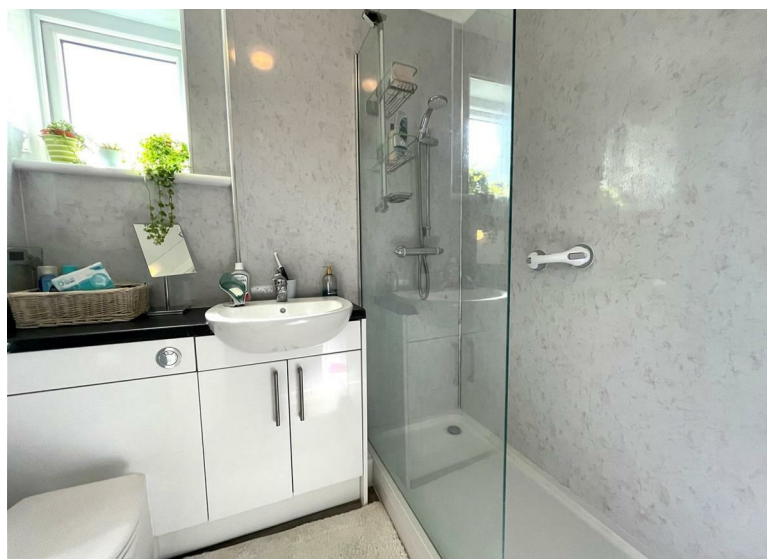
46 REGENT STREET
SHANKLIN
ISLE OF WIGHT
PO37 7AA

01983 868 333
SALES@ARTHUR-WHEELER.CO.UK
WWW.ARTHUR-WHEELER.CO.UK



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• PRIVATE GARAGE • TOWN CENTRE LOCATION • SUPERBLY FINISHED • 2 BEDROOMS • RE-FITTED KITCHEN & SHOWER ROOM • GAS C/H & UPVC DG

A superbly finished Second Floor Town Centre Apartment with its own private GARAGE situated in the heart of the Town within easy walking distance of the amenities, Bus Station, Doctor's Surgery and Railway Station. The Esplanade, which leads down to the beautiful sandy beaches, is approximately 1/2 mile distant as is the pretty "Old Village" area with its good selection of thatched Pubs, Restaurants and Tea Rooms.

Benefits include, two double bedrooms, gas fired central heating and uPVC double glazed windows throughout. Further benefits include refitted Kitchen and Shower Room suites. Outside are communal Gardens and clothes drying lines.

In our opinion, the property is offered in good decorative order throughout and would seem equally suitable for either permanent living, second home or rental investment. We highly recommend an internal inspection to appreciate the accommodation on offer which comprises:

ENTRANCE HALL

With utility cupboard

LOUNGE 14'4 x 10'6 (4.37m x 3.20m)

KITCHEN 12'3 x 7'2 (3.73m x 2.18m)

BEDROOM 1 10'5 x 9'10 (3.18m x 3.00m)

BEDROOM 2 9'8 x 8'11 (2.95m x 2.72m)

SHOWER ROOM

OUTSIDE

To the front and side there are small communal garden areas being mainly laid to lawn with mature shrubs and trees, dustbin storage area and clothes drying lines. To the side of the property is a car parking area and this property has its own private GARAGE.

TENURE

We understand the property is held on the balance of a 890 year lease and the current service charge is £1250 per year, this includes a share of the buildings insurance premium.

SERVICES

All mains are available

COUNCIL TAX

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

