

## 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

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PO37 7AA

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[SALES@ARTHUR-WHEELER.CO.UK](mailto:SALES@ARTHUR-WHEELER.CO.UK)  
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NORTH ROAD  
SHANKLIN  
PO37 6DB

£825 Per



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



- FIRST FLOOR APARTMENT • TWO DOUBLE BEDROOMS • SPACIOUS KITCHEN • BATH WITH SHOWER
- OVER • UPVC DG & GAS CH • SECURE ALLOCATED PARKING

PURPOSE BUILT FIRST FLOOR APARTMENT. Offering TWO double bedrooms, kitchen, separate living room, bathroom with shower over bath. Gas central heating & uPVC double glazing. Allocated parking secured with a remotely operated gate. The property is well situated close to the Town Centre and is therefore convenient for most amenities including the shops, supermarkets, Bus Station. Doctor's Surgery, Railway Station etc. Council Tax Band B / EPC B

#### COMMUNAL ENTRANCE HALL

With stairs up to First Floor. Door off to:

#### ENTRANCE HALL

With security entry phone system. Telephone point. Three storage cupboards. Radiator. Wood effect laminate flooring. Door off to:

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

A double aspect room with uPVC double glazed windows to the South & Westerly aspects. Two Radiators. TV Point.

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

Fitted with a matching range of gloss white base & wall units. Black granite effect laminate work tops over. Tiled splash-backs. Stainless steel sink unit with mixer tap. Dishwasher & Washing Machine. Space for fridge/freezer. Beko double electric oven with ceramic hob over. Stainless steel extractor unit over. Vinyl tile effect flooring. Vailant gas combination boiler serving the central heating and the domestic hot water supply.

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

With a uPVC double glazed window with a westerly aspect. Wood effect laminate flooring. Radiator.

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

With a uPVC double glazed window with a westerly aspect. Wood effect laminate flooring. Radiator.

#### BATHROOM

Fitted with a three piece white suite comprising: Panelled bath with mains fed shower over and

glass shower screen. Pedestal wash hand-basin. Low level WC. Chrome heated towel rail. Extractor fan.

#### 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

TAX BAND B £1741.38 PER ANNUM



