

shanklin@wright-iw.co.uk

wright
estate agency



- Superb Ground Floor Apartment
- CHAIN FREE
- Ample Wardrobe & Cupboard Storage

- Two Double Bedrooms
- Allocated Parking Space
- Viewing Highly Recommended

- Private Patio/Garden Area
- Gas Central Heating
- Close to Local Amenities

Flat 2 Shanklin Towers Prospect Road, Shanklin, PO37 6AD

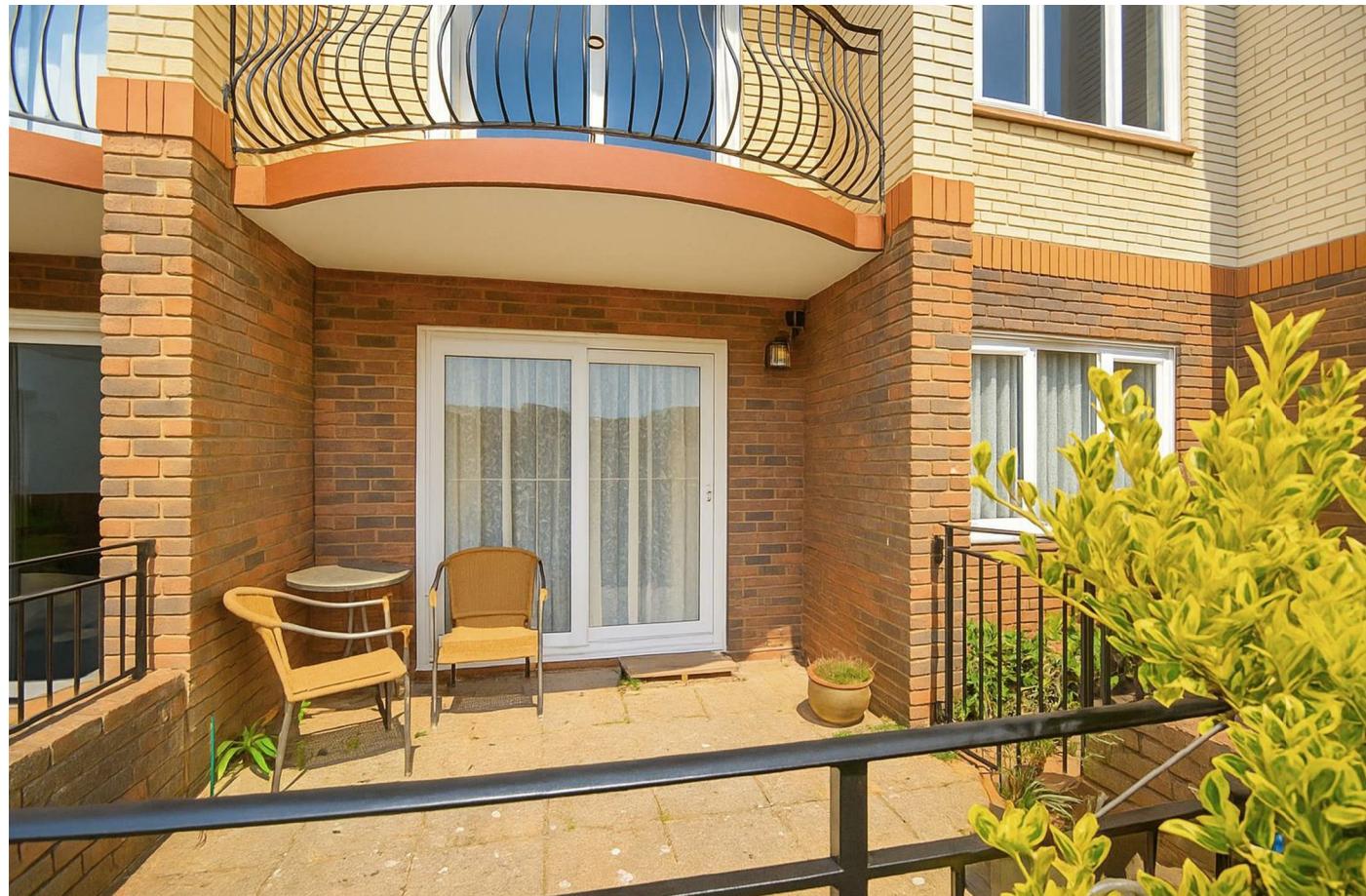
£225,000

Located on Prospect Road, Shanklin Towers is set in the charming town of Shanklin, this delightful ground floor apartment presents an excellent opportunity for those seeking a comfortable and convenient location. With two well-proportioned bedrooms, the home is complemented with a well equipped kitchen/diner.

The apartment features a welcoming lounge, perfect for relaxation and with direct access to the patio and communal open space within the development. The property is in fantastic condition, allowing you to move in with ease and enjoy your new home from day one.

One of the standout features of this apartment is its prime location. Situated near the town centre, you will find a variety of local amenities just a short stroll away, including shops, cafes, and transport facilities. This makes it an ideal choice for those who appreciate the convenience of having everything they need within easy reach.

Additionally, the property benefits from parking for one vehicle, a valuable asset in this bustling area. In summary, this ground floor apartment is a must-view home, combining comfort and convenience that is sure to impress. Don't miss the chance to make this charming CHAIN FREE property your own.



Accommodation

Entrance Hallway

Lounge

17'6 x 10'9 (5.33m x 3.28m)

Kitchen/Diner

10'10 x 9'2 (3.30m x 2.79m)

Bedroom 1

11'7 x 10'8 (3.53m x 3.25m)

Bedroom 2

10'9 x 9 (3.28m x 2.74m)

Shower Room

7'2 x 6'11 (2.18m x 2.11m)

Patio/Garden Area

11'9 x 10'3 (3.58m x 3.12m)

Accessed via the lounge patio door. This outside area is great space to relax in and also benefits with separate gated access.

Parking

There is an allocated parking space (which is numbered), and there is visitor parking on site.



Services

Unconfirmed: gas, electric, telephone, mains water and drainage.

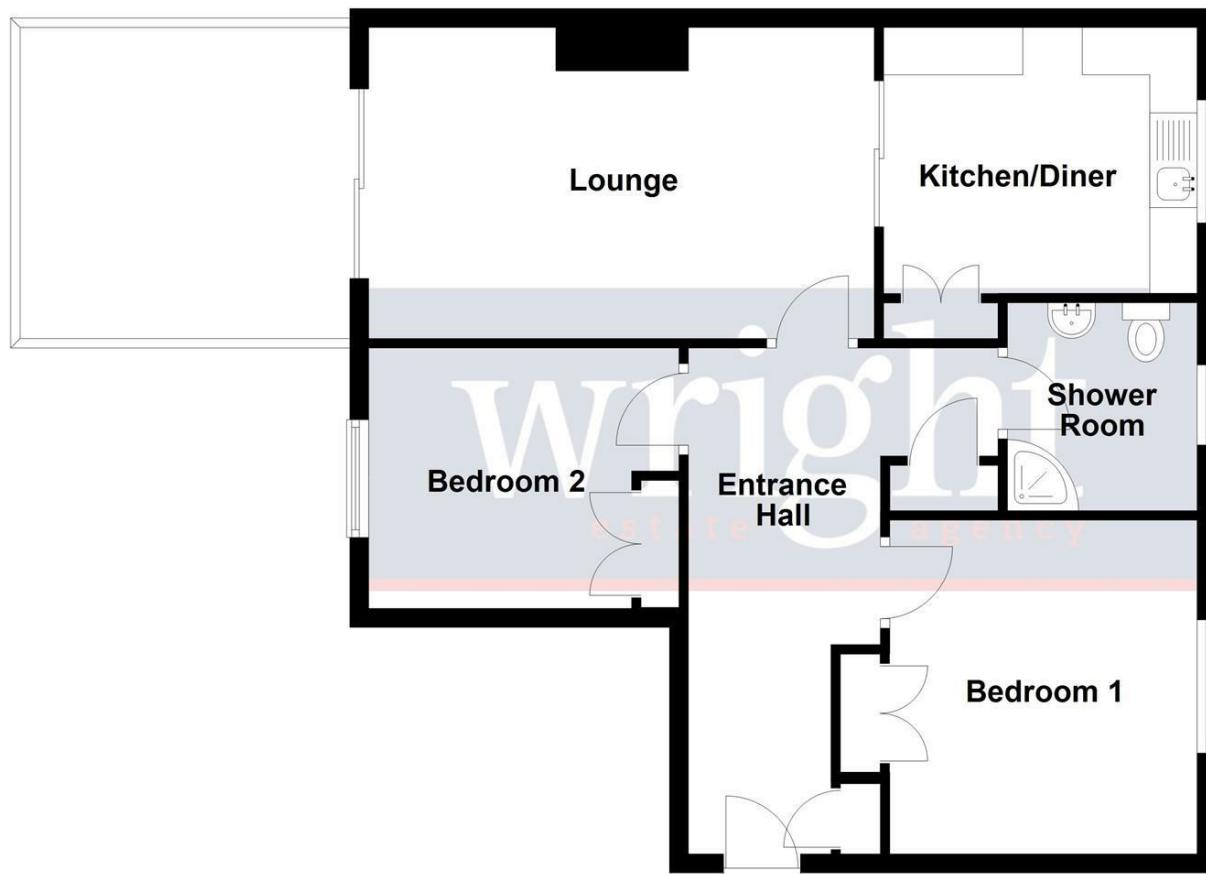
Council Tax

Council Tax Band C - Please contact the Isle of Wight Council.

Agents Notes

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fitments, or any other fixtures not expressly included, are part of the property offered for sale.

Ground Floor



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	

Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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Viewing:	Date	Time
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