



PRONTO

PROPERTY GROUP



Flat 4 Ashborne Court, Sandown, Isle Of Wight PO36 8AN

**Offers In Excess
Of £155,000**

A well-positioned two-bedroom apartment situated within Ashborne Court on Albert Road, Sandown. The property is offered to the market with the significant benefits of no onward chain and vacant possession, making it an attractive opportunity for both owner-occupiers and investors.

The accommodation provides two bedrooms, along with a comfortable living space and the potential to create a well-presented home in a convenient Sandown location.

The property benefits from off road allocated parking to the rear.

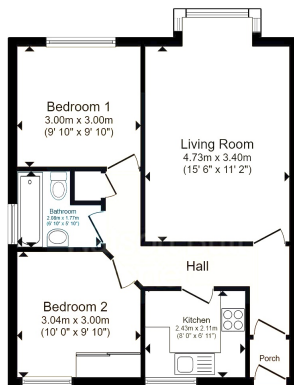
The property is offered with a share of the freehold, with approximately 89 years remaining on the lease. The current service charge is approximately £1,020 per annum.

Ideally located for access to Sandown's local amenities, shops, restaurants and seafront, with the surrounding area also offering excellent opportunities for coastal walks and leisure activities.

An early viewing is highly recommended to appreciate the accommodation and location on offer.



- **Two-bedroom apartment**
- **Share of freehold**
- **Vacant possession**
- **No onward chain**
- **Desirable Location**
- **Allocated Parking**



Total floor area 54.1 m² (582 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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