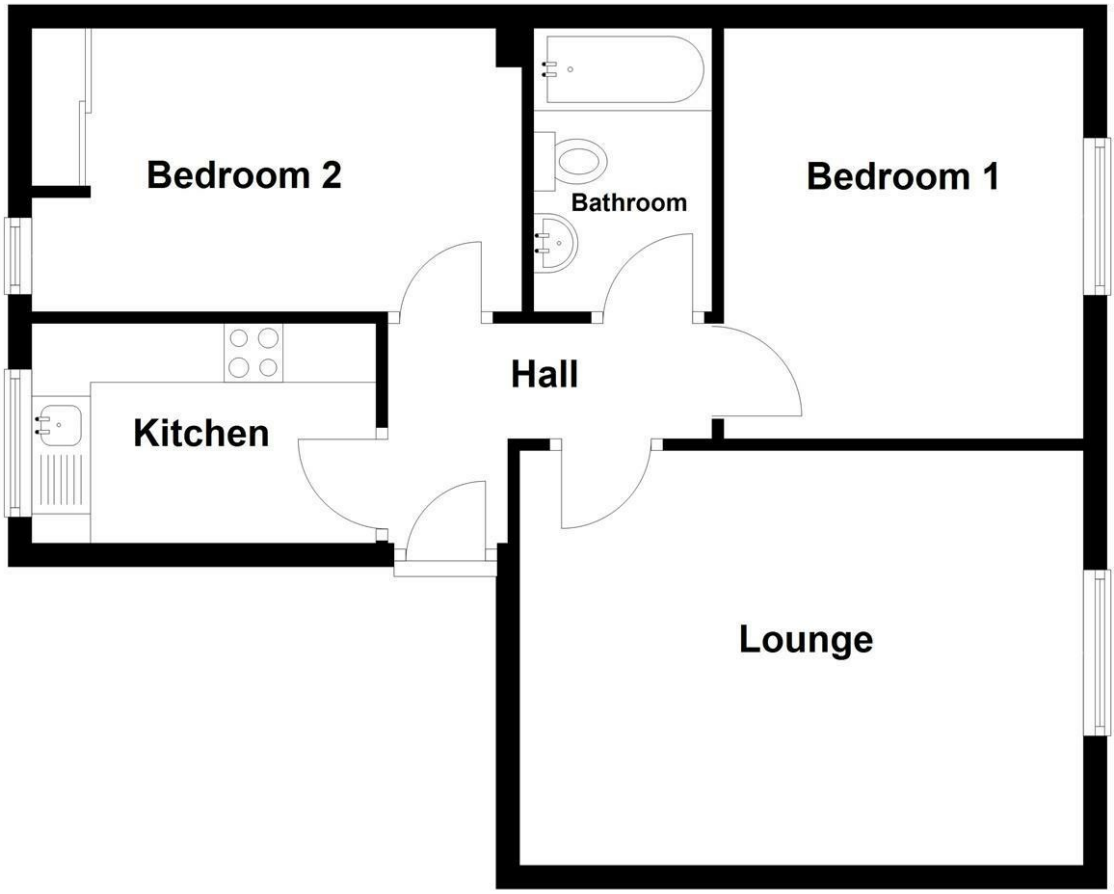
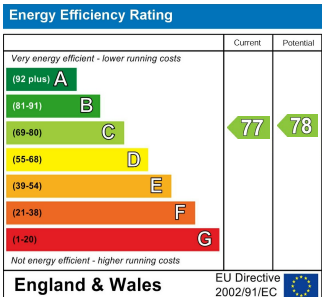
First Floor



Floorplans are not to scale and for guidance only



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

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SHANKLIN
ISLE OF WIGHT
PO37 7AA

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

10 COACH HOUSE MEWS
AVENUE ROAD
SHANKLIN
PO37 7BG

£135,000

01983 868 333
www.arthur-wheeler.co.uk

• PURPOSE BUILT FIRST FLOOR FLAT • 2 BEDROOMS • GAS CH • UPVC DOUBLE GLAZING • SOUTHERLY ASPECT TO FRONT VALUATION • CAR PARK • COMMUNAL GARDENS • NO ONWARD CHAIN

A purpose built First Floor flat that is well located being about one third of a mile radius of the Town Centre shops and amenities, railway station and Esplanade/Beach.
The accommodation, which is warmed by gas fired central heating, benefits from replacement uPVC double glazed windows, parking and front elevations enjoy a southerly aspect. The flat is offered with NO ONWARD CHAIN and we would recommend an internal viewing. It comprises:

MAIN FRONT DOOR
Shared with one other flat leading to

FIRST FLOOR

ENTRANCE HALL
Ceiling hatch to roof space.

SITTING ROOM 15'4 x 11'7 (4.67m x 3.53m)
With southerly aspect.

KITCHEN 6' x 9'7 exc of recess (1.83m x 2.92m exc of recess)
With built in hob with oven under and extractor over.

BEDROOM 1 11'1 x 9'5 (3.38m x 2.87m)
With southerly aspect.

BEDROOM 2 7'11 x 13'8 into wardrobe and cupboard (2.41m x 4.17m into wardrobe and cupboard)
Cupboard housing Vaillant gas fired boiler.

BATHROOM
With champagne suite.

OUTSIDE
Car parking area and Flat 10 has the right to park one car. Communal gardens and bin store.

SERVICES
All mains are available.

TENURE
Held on the balance of a 999 year lease from 1989 and we understand the current service charge is £650 per annum. The freehold is owned by the Residents Management Company of which each flat owner is an equal shareholder.

COUNCIL TAX
Band B

ARTHUR WHEELER
ESTATE AGENTS