



- Purpose Built Apartment
- Close to Local Amenities
- Viewings Welcome

- 2 Bedrooms
- Lounge/Diner & Separate Kitchen
- Double Glazing

- Undercover Parking Space
- Electric Heating
- Share of Freehold

Flat 9 Victoria Court, Salem Road, Shanklin, PO37 6PE

**£125,000**

Located in the charming seaside town of Shanklin, this first-floor apartment offers a perfect blend of comfort and convenience. With two bedrooms, this property is ideal for couples, or individuals seeking a peaceful retreat in a coastal setting.

Upon entering, you are welcomed into a spacious lounge/diner that provides an inviting atmosphere, perfect for relaxation or entertaining guests. The separate kitchen with fitted storage complements the living space, allowing for culinary creativity. The apartment features a functional bathroom, ensuring all your daily needs are met with ease.

One of the standout features of this property is the undercover parking space, providing secure and convenient parking for one vehicle. This is a significant advantage, especially in a popular area like Shanklin, where parking can often be a challenge.

Located within easy reach of local amenities, shops, and the beautiful beaches that Shanklin is renowned for, this apartment is perfectly positioned for those who enjoy coastal living. Whether you are looking for a permanent residence or a weekend bolt-hole, this property presents an excellent opportunity to embrace the relaxed lifestyle that Shanklin has to offer.



## Accommodation

**Communal Entrance**

**Upper First Floor Landing**

**Entrance Hall**

**Lounge/Diner**

21'7 max x 10'9 max (6.58m max x 3.28m max)

**Kitchen**

10'9 x 6'11 (3.28m x 2.11m)

**Bedroom 1**

14'6 x 8'9 (4.42m x 2.67m)

**Bedroom 2**

10'9 x 7'3 (3.28m x 2.21m)

**Bathroom**

**Outside**

There is a car park at the rear of the building with allocated parking spaces for residents of Victoria Court.



**Services**

Unconfirmed: electric, telephone, mains water and drainage.

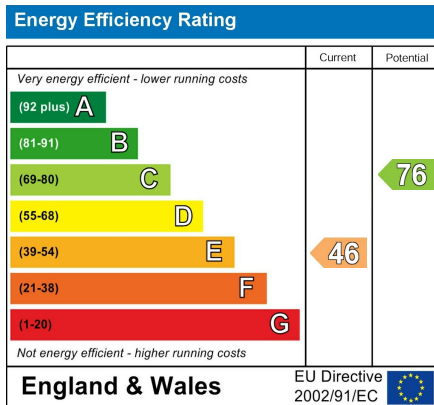
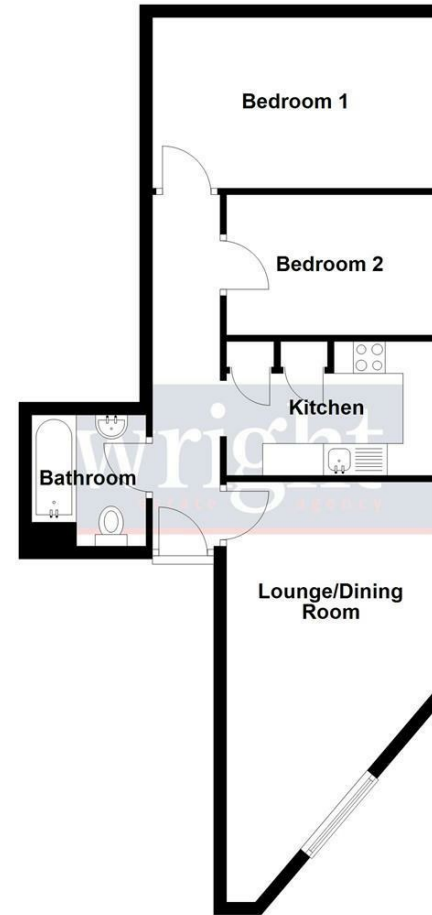
**Council Tax**

Band B - Please contact The Isle of Wight Council on 01983 823901.

**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 fittings, or any other fixtures not expressly included, are part of the property offered for sale.

Upper First Floor



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 .....