

## Ground Floor



Floorplans are not to scale and for guidance only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		81	81
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## 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

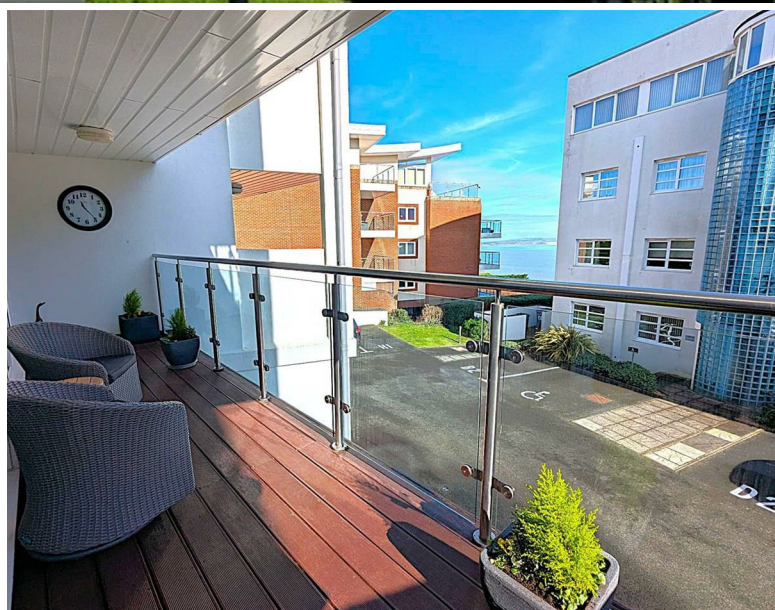
46 REGENT STREET  
SHANKLIN  
ISLE OF WIGHT  
PO37 7AA

01983 868 333  
[SALES@ARTHUR-WHEELER.CO.UK](mailto:SALES@ARTHUR-WHEELER.CO.UK)  
[WWW.ARTHUR-WHEELER.CO.UK](http://WWW.ARTHUR-WHEELER.CO.UK)



APT 2 THE REACH  
12 LUCCOMBE ROAD  
SHANKLIN  
PO37 6RN

£245,000



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



- CHAIN FREE • SEA VIEWS & BALCONY • ALLOCATED PARKING • EN-SUITE MASTER BEDROOM • OPEN PLAN LIVING • SUPERB LOCATION

This CHAIN FREE superior GROUND FLOOR Apartment is well located in a highly desirable and sought after location which is about one mile and just over a ¼ of a mile distant respectively from Shanklin town centre and the popular and picturesque "Old Village" area. The Reach Development was constructed in recent years in a contemporary style of two similar blocks of spacious apartments. The apartment has been finished to a high standard and the benefits include a lift, security entry system, gas fired central heating, uPVC double glazing, well fitted Kitchen and Bathroom suites, an En-Suite shower facility to the Master Bedroom, a superb 25' covered Balcony with a sea views . Outside are Communal Gardens to the front with spectacular sea views, 1 allocated car parking space which is located right by the communal entrance and visitors parking is also available. The apartment would seem equally suitable for either permanent use or as a second home and to fully appreciate the spacious accommodation, we would recommend an internal viewing.

#### COMMUNAL ENTRANCE

#### ENTRANCE LOBBY

#### ENTRANCE HALL 18'7 x 4'6 (5.66m x 1.37m)

Storage cupboard

#### OPEN PLAN LIVING 25'2 max x 20'9 max (7.67m max x 6.32m max)

With SEA VIEWS opening to;

#### BALCONY 25'2 x 5'5 (7.67m x 1.65m)

With Sea Views

#### BEDROOM 1 16'7 x 10'6 (5.05m x 3.20m)

#### EN SUITE 7'11 x 5'2 (2.41m x 1.57m)

#### BEDROOM 2 12'6 x 9'7 (3.81m x 2.92m)

#### BATHROOM 10'5 x 8'9 (3.18m x 2.67m)

#### OUTSIDE

To the front of the development is a communal Garden with some truly stunning sea views over Sandown Bay and Culver Cliff. Allocated parking for one vehicle which is located right outside the communal entrance. Visitors parking bays are also available.

**SERVICES - All mains available**

**COUNCIL TAX - Band D**

**TENURE - Leasehold**

Leasehold

Lease Length: 980

Service Charge: £1,748.30 per annum

Ground Rent: £250 per annum for the lifetime of the lease

Managing Agent: BSC Management IW Ltd

