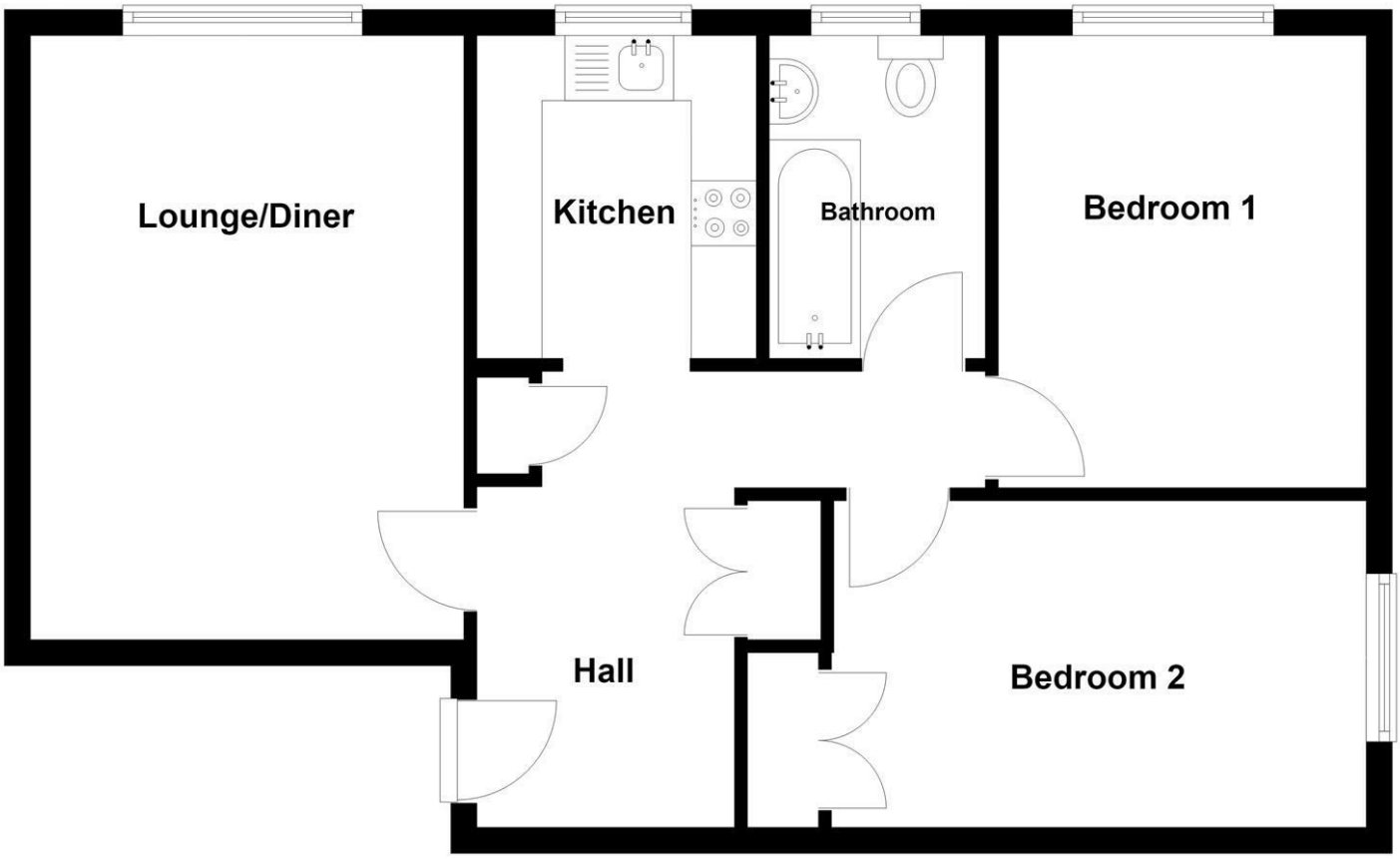
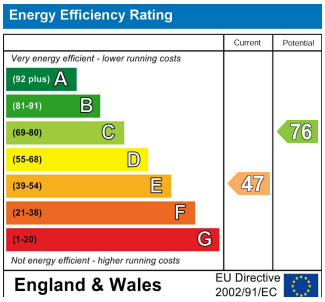
Second Floor



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.

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• CHAIN FREE • HALF MILE TO THE BEACH • GARAGE AND COMMUNAL GARDENS • WELL PRESENTED • SUPERB DOWNLAND VIEWS • 2 BEDROOMS

CHAIN FREE Situated on the outskirts of Sandown with the Beach/Esplanade within half a mile distance this top floor 2 Bedroom flat really must be seen. The property has been modernised in recent times to include uPVC double glazed windows and Kitchen and Bathroom suites and is offered in our opinion a good decorative condition. The flat benefits from superb Downland views from the principle rooms that really do need to be seen to be appreciated. Outside the block is surrounded by communal Gardens, further benefiting from an enclosed Garden and clothes drying area. The flat also benefits from it's own private GARAGE. Viewing is a must.

COMMUNAL ENTRANCE - Stairs to second floor

ENTRANCE HALL 11'6 x 6'6 (3.51m x 1.98m)
Fitted storage cupboard

LOUNGE 15'3 x 10'11 (4.65m x 3.33m)
Superb downland views

KITCHEN 8'2 x 6'11 (2.49m x 2.11m)
Superb downland views

BATHROOM 8'1 x 4'11 (2.46m x 1.50m)

BEDROOM 1 11'6 x 9'9 (3.51m x 2.97m)
Superb downland views

BEDROOM 2 13'3 x 8' (4.04m x 2.44m)
Fitted wardrobe cupboard

GARAGE 15'9 x 8'3 (4.80m x 2.51m)

OUITSIDE
Morton lodge has communal gardens that surround the property which are mostly laid to lawn. Clothes drying area with four lines. Further enclosed area of communal gardens which is laid to lawn. Outside lighting and bin store area. Visitors parking to the rear of the property.

COUNCIL TAX BAND - B

TENURE - Leasehold
Held on the balance of an 800yr lease from 29-9-1973. The current service charge is £80 per month, rising to £100 per month as of 01/12/26
Ground Rent: £25 per year

Management Company: John Rowell Estate Management

SERVICES
Mains Electricity, Water and Drainage.

ARTHUR WHEELER
ESTATE AGENTS