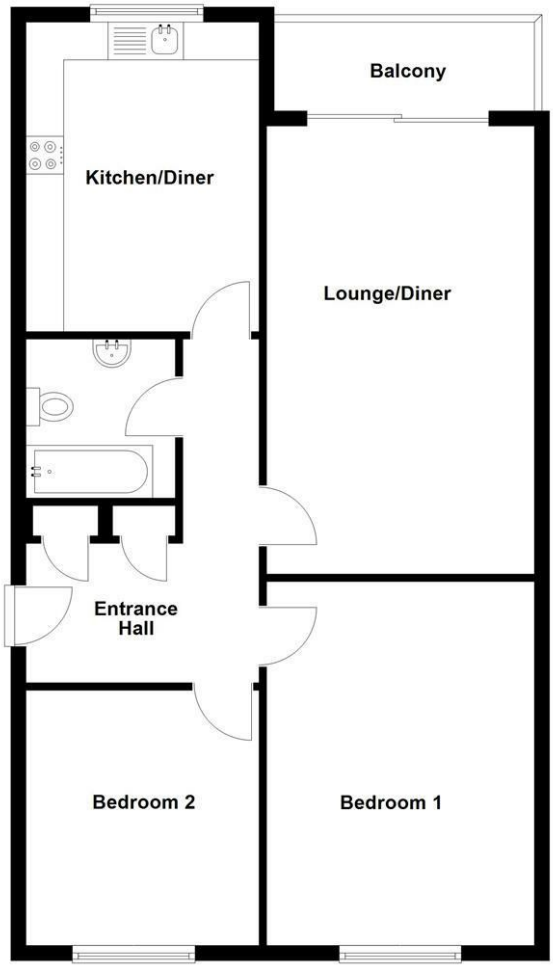
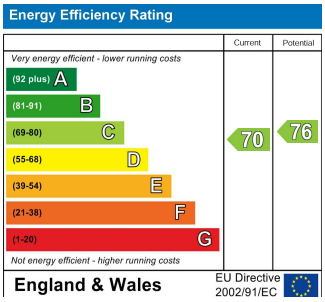
Top Floor



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

46 REGENT STREET
SHANKLIN
ISLE OF WIGHT
PO37 7AA

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

15 CRESCENT COURT
EAST MOUNT ROAD
SHANKLIN
PO37 6DS

£199,000

01983 868 333

www.arthur-wheeler.co.uk

• CHAIN FREE • THIRD/TOP FLOOR APARTMENT • TWO BEDROOMS • BALCONY • SEA VIEWS • SINGLE GARAGE

A purpose built top/third floor apartment forming part of the popular Crescent Court development that is situated just off of the approach road to the Beach/Esplanade, and also offering convenient access to the town centre, shops and amenities. The well proportioned accommodation benefits from gas fired central heating, replacement uPVC double glazing and a security intercom system. Additionally, there is a balcony that enjoys sea views towards Sandown Bay and an allocated single Garage.
The property currently has an active AST and can be sold with either the tenant in situ or with vacant possession. We would recommend an early viewing. It comprises:

COMMUNAL ENTRANCE
With stairs leading to

THIRD FLOOR

ENTRANCE HALL
With storage cupboards.

LOUNGE/DINER 19'6 x 11'8 (5.94m x 3.56m)

BALCONY 11'6 x 4'2 (3.51m x 1.27m)

KITCHEN 11'6 x 10'0 (3.51m x 3.05m)

BATHROOM
With bath & shower over, wash basin and WC.

BEDROOM ONE 11'8 x 15'10 (3.56m x 4.83m)

BEDROOM TWO 11'2 x 10'2 (3.40m x 3.10m)

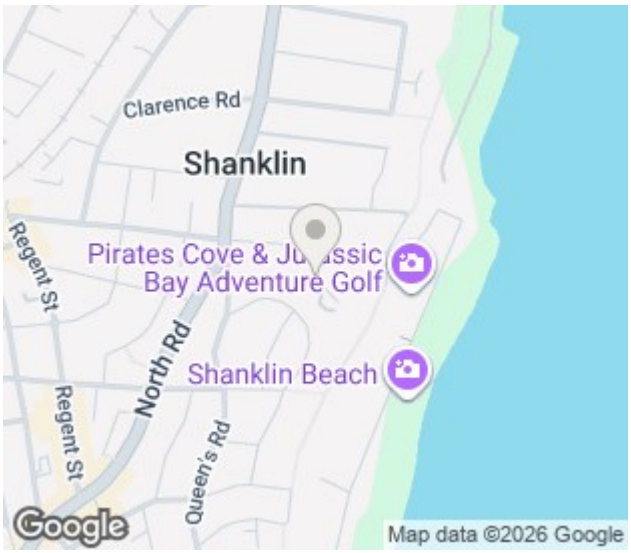
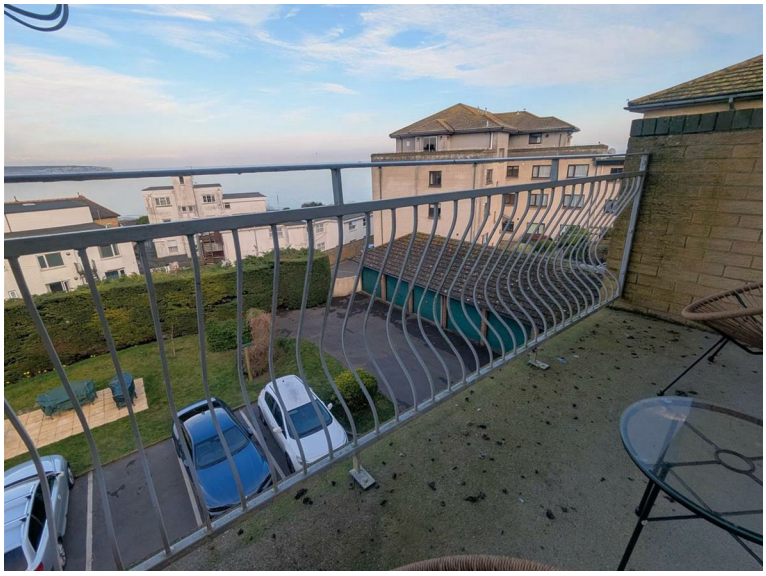
OUTSIDE
There are communal grounds which are mainly laid to lawn and an allocated single garage with up and over door.

SERVICES
All mains are available.

TENURE
Leasehold - held on the balance of a long lease and the residents Management Company Ltd own the Freehold of which each flat owner is an equal shareholder . The current service charge is £1400 per annum which includes a share of the Buildings Insurance.

COUNCIL TAX
Band C

NB Under the Estate Agents act 1979, we hereby disclose that one of the vendors is related to Andrew Wheeler, Director of Arthur Wheeler Estate Agents Ltd.



ARTHUR WHEELER
ESTATE AGENTS