

## First 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>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		67
(39-54) <b>E</b>		
(21-38) <b>F</b>	37	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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

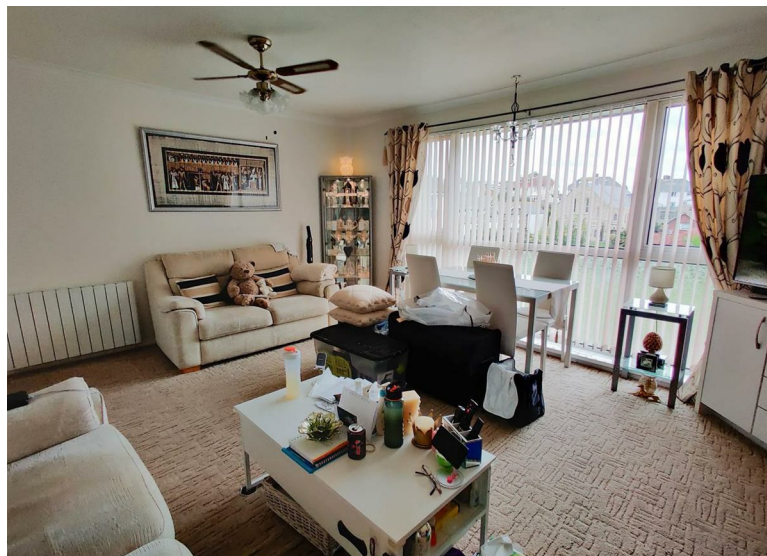
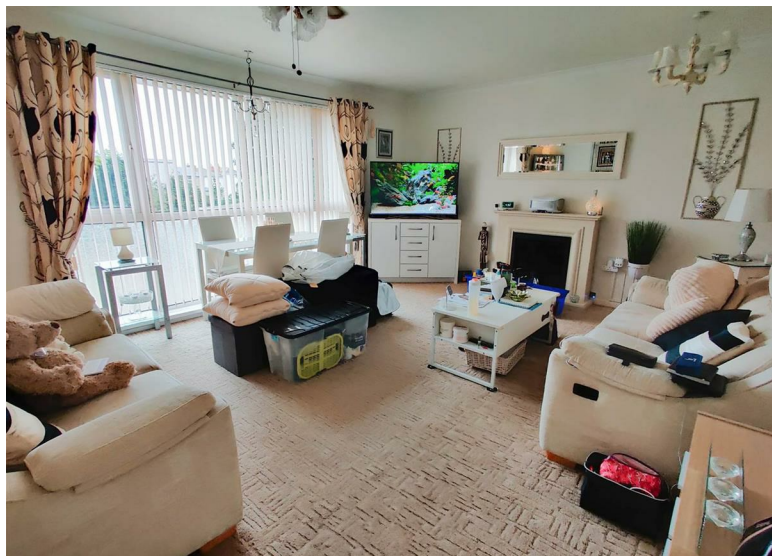
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• **FIRST FLOOR FLAT (GROUND LEVEL ENTRY)** • **2 BEDROOMS** • **INVESTORS ONLY** • **SINGLE GARAGE** • **LONG LEASE** • **QUIET LOCATION**

#### INVESTORS ONLY!

A purpose built First Floor (Ground Level Entry) Flat forming part of a popular development that offers easy access to the Town Centre, shops and amenities.

The well presented accommodation is warmed by electric night storage heaters and benefits from replacement uPVC double glazed windows Kitchen and upgraded Shower Room. From the Lounge and the Main Bedroom there are some pleasant open aspect views.

The property is currently rented out at £550 pcm and our vendor would like an investor to purchase to retain the current tenant. Viewing recommended. It comprises:-

#### ENTRANCE HALL

**LOUNGE 16'6" x 13'10" (5.02 x 4.22)**

**BEDROOM ONE 13'10" x 10'9" (4.22 x 3.28)**

#### BEDROOM TWO

**KITCHEN 12'2" x 6'8" (3.72 x 2.03)**

#### SHOWER ROOM

#### SERVICES

Mains, electricity, water and drainage.

#### TENURE

Leasehold (to be confirmed). We understand that the Flat is held on the balance of a 199 year lease from 1972 with a ground rent of £20 per annum. We understand that the current service charge is £900 per annum which includes a share of the buildings insurance and managing agents fees. We further understand that the Freehold is owned by the Residents management company of which each Flat owner has an equal share in.

#### COUNCIL TAX

Band B. (Can be confirmed on the Government website).



