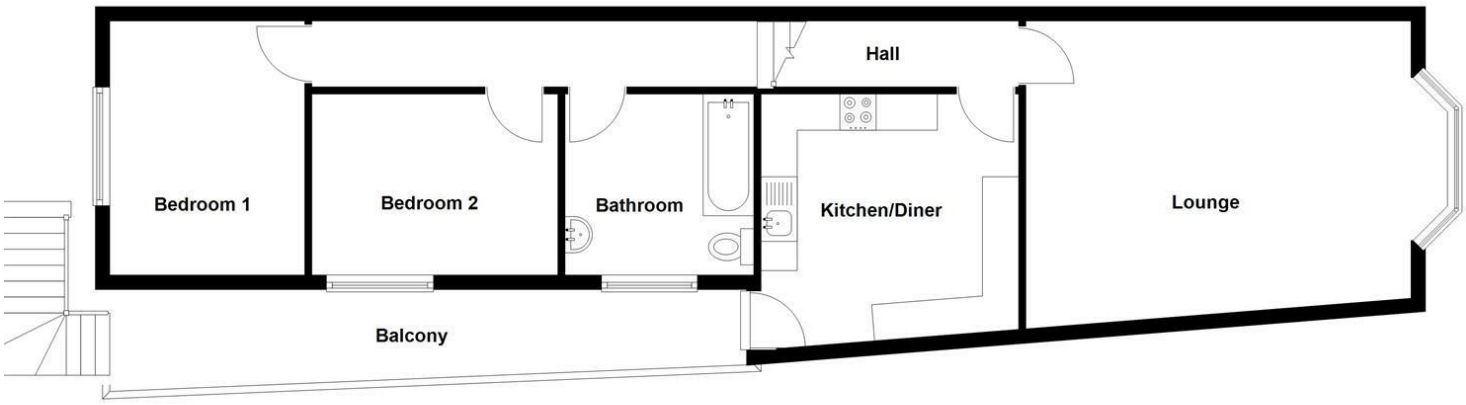
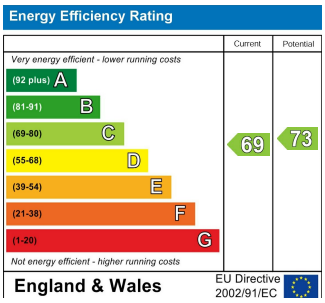
First Floor



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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Situated in the heart of Shanklin town centre and within walking distance of the many amenities and Beach/Esplanade this spacious 2 Bedroom first floor flat really should be seen. The property benefits from a private entrance and Terrace/Balcony area with a westerly aspect, gas fired central heating and uPVC double glazed windows and doors. Further benefits include good sized Lounge and Kitchen and bathroom with white suite. We feel the property would be suitable for both investment and first time buyers and would welcome a viewing to appreciate the size of the accommodation on offer.

OUTSIDE STAIRCASE -
Leading to the private entrance door.

KITCHEN/DINER 11'8 max x 11'7 max (3.56m max x 3.53m max)

ENTRANCE HALL

LOUNGE 18'5 into bay window x 13'6 max (5.61m into bay window x 4.11m max)

BATHROOM
Fitted three piece white suite

BEDROOM 2 11'2 x 8'8 (3.40m x 2.64m)

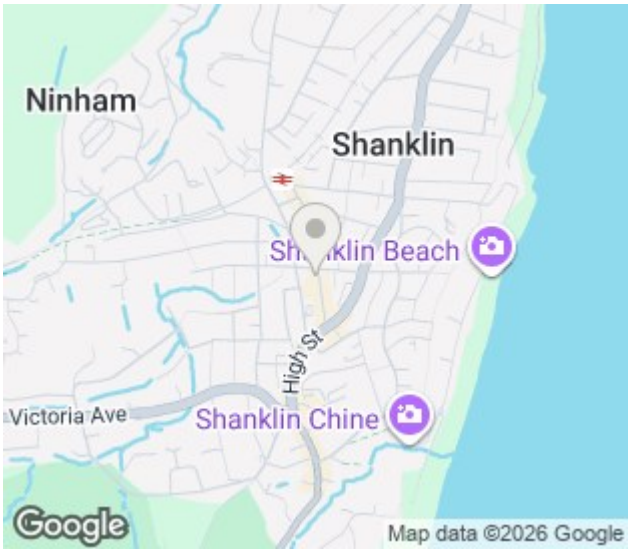
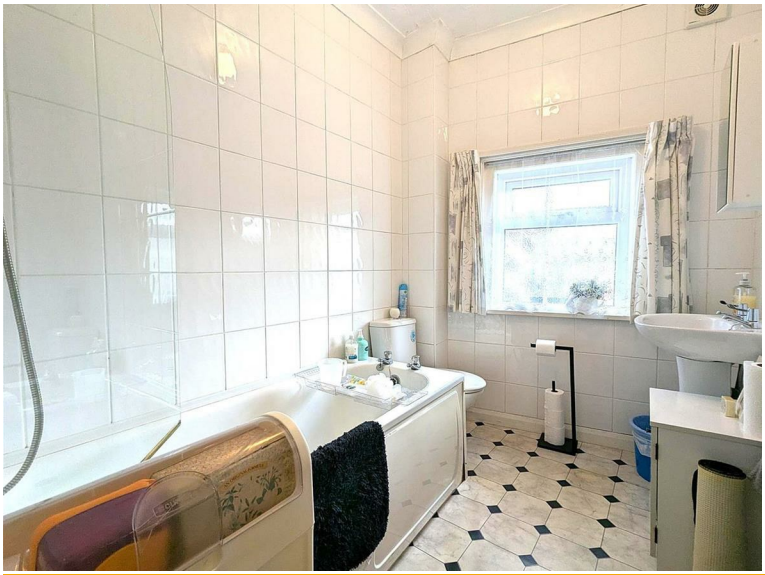
BEDROOM 1 11'8 x 8'10 (3.56m x 2.69m)

OUTSIDE
The property is accessed via a staircase leading to Balcony Terrace area which is private to the property.

COUNCIL TAX - Band A

SERVICES - All mains available

TENURE - Leasehold
We understand the flat will be sold with the benefit of a new 970 year sub under-lease from 9th August 1880 (less 12 days) with a 50/50 split on insurance and any repair works needed on the building.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