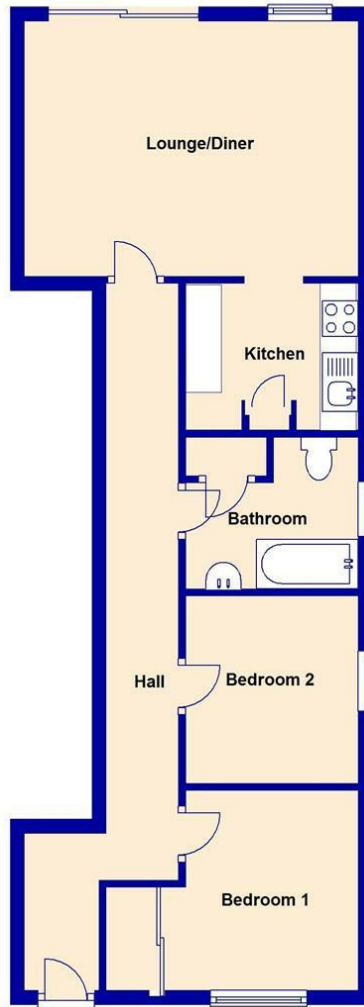


Ground Floor



Floorplans are not to scale and for guidance only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	73
(39-54) E			
(21-38) F			
(1-20) G			
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

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.

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• PRIVATE ENTRANCE • ALLOCATED PARKING FOR ONE CAR • MATURE PRIVATE GARDEN WITH SOUTHERLY ASPECT • GAS CENTRAL HEATING & UPVC DOUBLE GLAZED • POPULAR LOCATION • CLOSE TO CONVENIENCE STORE

A two bedroom ground floor Garden flat with it's own Private Entrance and allocated Parking which has been upgraded in recent years to in our opinion a good standard. The property is warmed by gas fired central heating and has uPVC double glazing. The Garden at the rear has a lovely southerly aspect and has a patio area and mature planting.

The property is situated in a popular location on the outskirts of the main town of Shanklin and being within 200 yards of a local convenience store with main services also close by. An internal inspection of this delightful flat is advised to appreciate the accommodation on offer.

ENTRANCE HALL - With private entrance door

LOUNGE 15'6 x 11'11 (4.72m x 3.63m)

Patio doors to private rear garden

KITCHEN 8' x 6'9 (2.44m x 2.06m)

BEDROOM 1 11'2 x 9'9 reducing to 8' x 9'9 (3.40m x 2.97m reducing to 2.44m x 2.97m)

BEDROOM 2 8'7 x 8' (2.62m x 2.44m)

BATHROOM 8' x 6'9 (2.44m x 2.06m)

OUTSIDE

To the front of the property, as previously mentioned, there is one parking space with a gated side access leading to the rear garden, which is mainly laid to lawn and enclosed by fencing, mature shrubs and flowering borders, patio area, outside light and shed. The garden enjoys a Southerly aspect.



TENURE

New 999 year lease will be created prior to completion.

We understand that the property has a share of the Freehold.

Current service charge is £66 per month to include the building insurance.

SERVICES - All mains available

Council Tax - Band B

