



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](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

46 REGENT STREET  
SHANKLIN  
ISLE OF WIGHT  
PO37 7AA

01983 868 333  
[SALES@ARTHUR-WHEELER.CO.UK](mailto:SALES@ARTHUR-WHEELER.CO.UK)  
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SHANKLIN  
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£775 PCM



01983 868 333  
[www.arthur-wheeler.co.uk](http://www.arthur-wheeler.co.uk)





• FIRST FLOOR FLAT (ACCESS FROM REAR) • TWO BEDROOMS (1 DOUBLE + 1 SINGLE) • LARGE KITCHEN • LIVING ROOM WITH BAY WINDOW • GAS CENTRAL HEATING / UPVC WINDOWS • COURTYARD GARDEN

A Town Centre FIRST FLOOR FLAT but with level access from the rear (Spring gardens). Accommodation comprising good sized entrance hall, bathroom and separate W/C, large kitchen with built in oven & electric hob. Three steps to hall leading to two bedrooms (one double and one single), lounge with bay window. Private patio terrace. Gas C/H. EPC D/57. Restrictions: No smokers or pets.

EPC Rating: D Council Tax Band: A Rent excludes the tenancy deposit and any other permitted payments. Please contact us for further information or visit our website. Deposit payable is £894.00. Min Term 6 months.

**BEDROOM 1 12'7" x 9'5" (3.84m x 2.87m )**  
12'7" x 9'5"

**LIVING ROOM 14'9" x 10'8" (4.50m x 3.25m)**  
14'9" x 10'8" Bay window overlooking Regent Street above Regents Pharmacy

**BEDROOM 2 9'1" x 5'9" (2.77m x 1.75m)**  
9'1" x 5'9" Single

#### KITCHEN

Wood effect wall and base units, built in electric oven & hob. Space for washing machine & dishwasher

#### BATHROOM

White bath, & sink unit (No shower) Separate toilet.





