



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  
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6C  
ATHERLEY ROAD  
SHANKLIN  
PO37 7AT

£650 PCM



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



- SECOND FLOOR FLAT • SPACIOUS LIVING ROOM • 1 DOUBLE BEDROOM • LARGE KITCHEN • BATHROOM WITH BATH/SHOWER OVER • ELECTRIC HEATING & DOUBLE GLAZING • CLOSE TO TRAIN STATION & TOWN CENTRE • COUNCIL TAX A, EPC E • VIEWINGS FROM 12 JULY

Newly decorated, unfurnished, one double bedroom, second floor floor flat situated close to the town centre and train station. Communal entrance with stairs to second floor, Entrance hall, spacious lounge with views towards downs. Kitchen with fitted units with plumbing for washing machine space for small table and chairs. Bathroom with shower over.

EPC Rating: D. Council Tax Band: B. Rent excludes the tenancy deposit and any other permitted payments. Please contact us for further information or visit our website. Deposit payable is £750 Secured with TDS Insured



