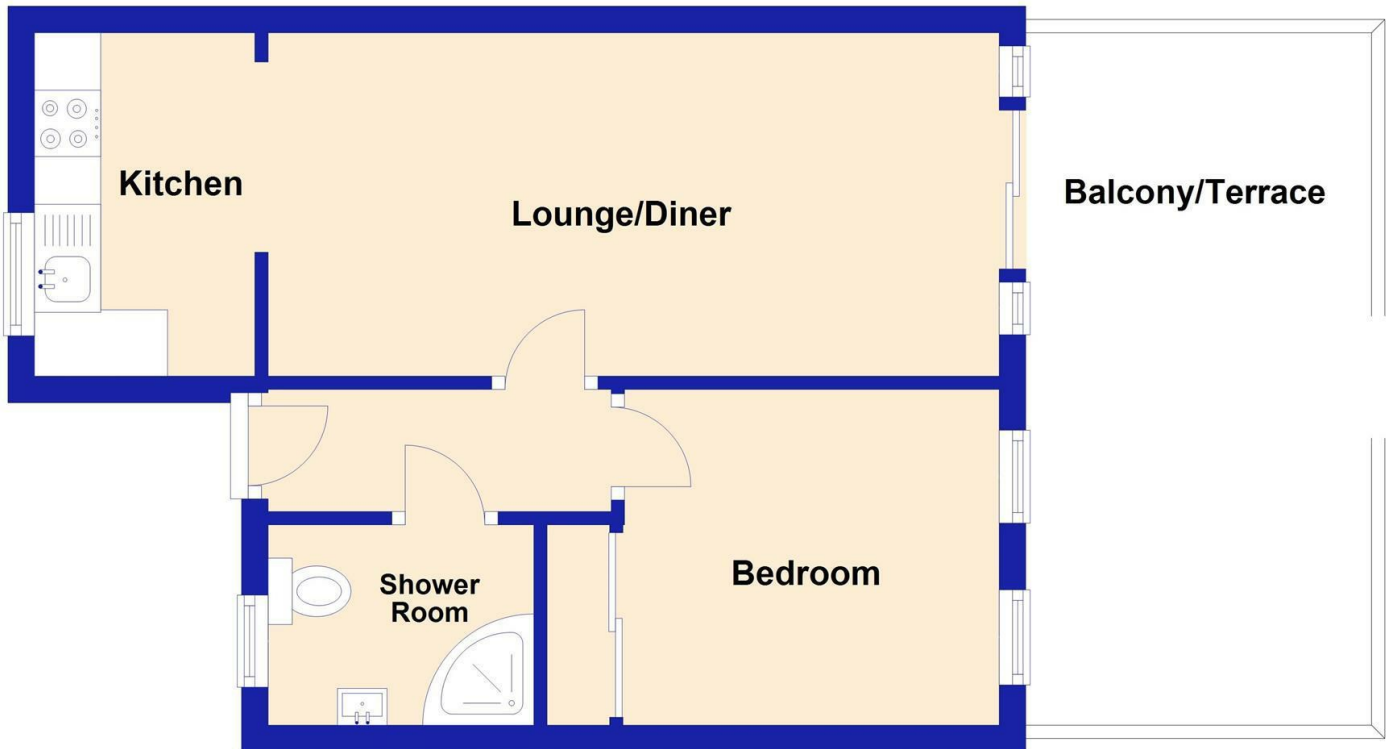
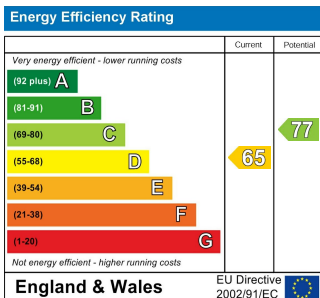


# Ground Floor



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](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

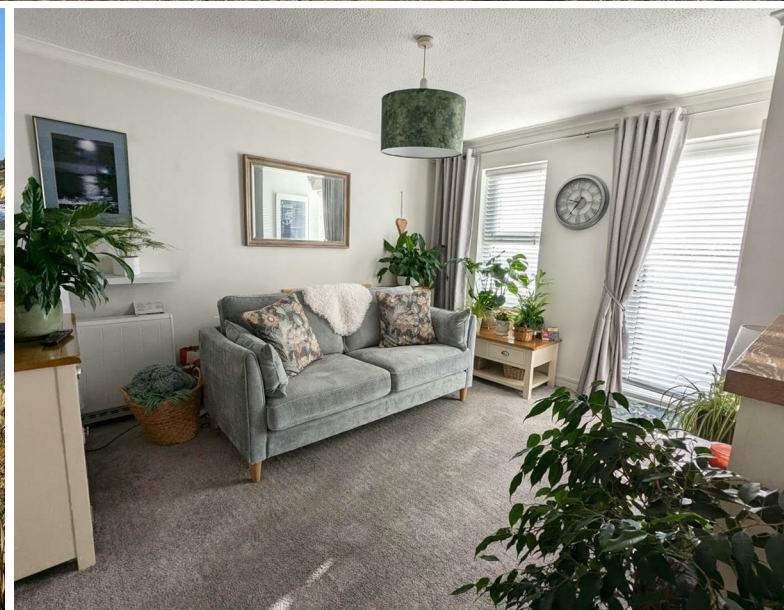
46 REGENT STREET  
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Offered Chain Free a purpose built one bed ground floor flat with it's own private terrace/garden and being situated approximately a hundred yards of the Beach & Esplanade. Hall, Living Room, Kitchen, Bedroom, Shower Room and Allocated Parking to the rear.

#### FRONT DOOR TO:

#### ENTRANCE HALL

With built in cloaks cupboard.

#### LIVING ROOM 12'5 x 10'10 (3.78m x 3.30m)

With night storage heater and double glazed door leading to front terrace. Archway leading into:

#### KITCHEN 10'5 x 5'6 (3.18m x 1.68m)

With single drainer stainless steel sink unit with mixer tap inset in black laminate worktops with drawer and cupboards under and wall cabinets over. Inset electric hob with oven under and extractor over. Plumbing for washing machine . Space for upright fridge/freezer. Tiled splashbacks.

#### BEDROOM 8'5 x 9'4 (2.57m x 2.84m)

With front aspect and built in double wardrobe with sliding door and storage over.

#### SHOWER ROOM

With quadrant shower with an electric shower unit and riser rail. Vanity washbasin unit and mixer tap. Low level WC. Heated towel rail and tiled walls.

#### OUTSIDE

As previously mentioned to the there is a terraced area for flat 2. To the rear of the property there is a bin area and a clothes drying area. Car park area.

#### SERVICES

All Mains Available

#### TENURE

Held on the balance of a 125 year lease from

September 1982. We understand the current service charge is approx £1,200pa which includes a share of the building insurance premium. No Ground Rent Payable as each owner has a Share of the Freehold.

#### COUNCIL TAX

Band A



