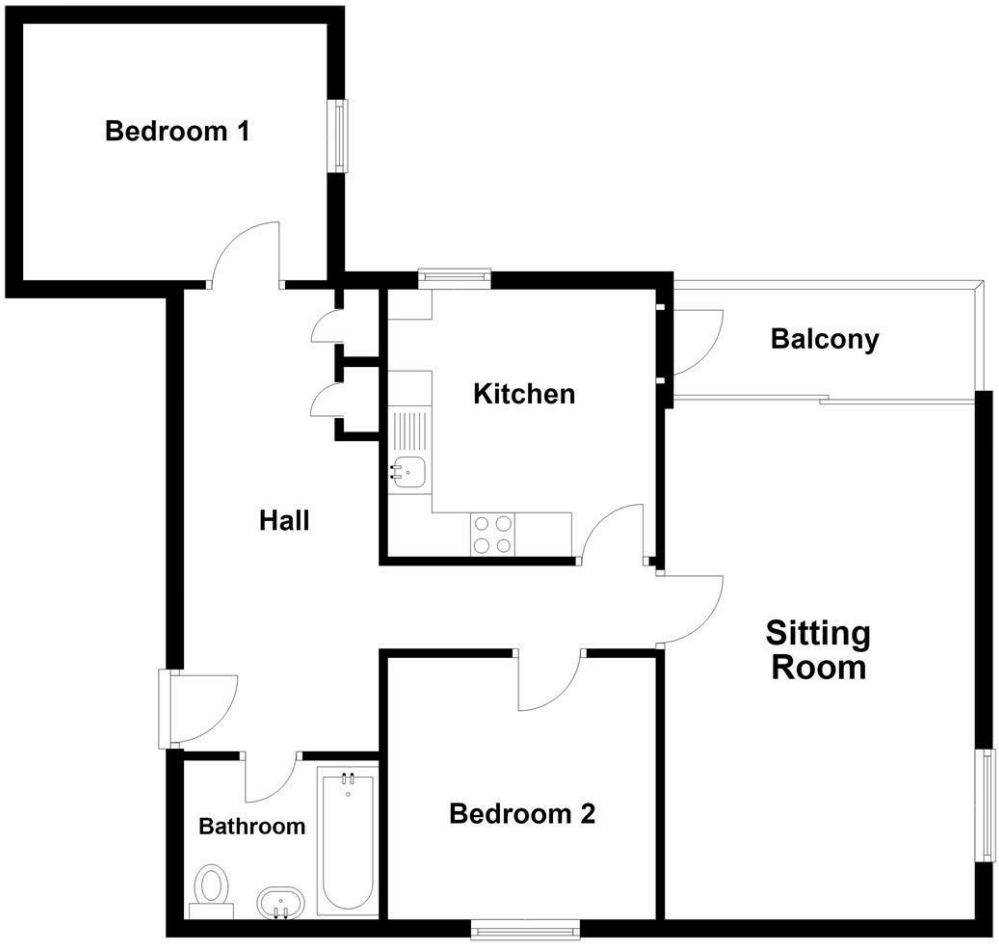
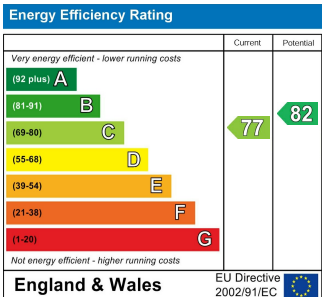
Ground Floor



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

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

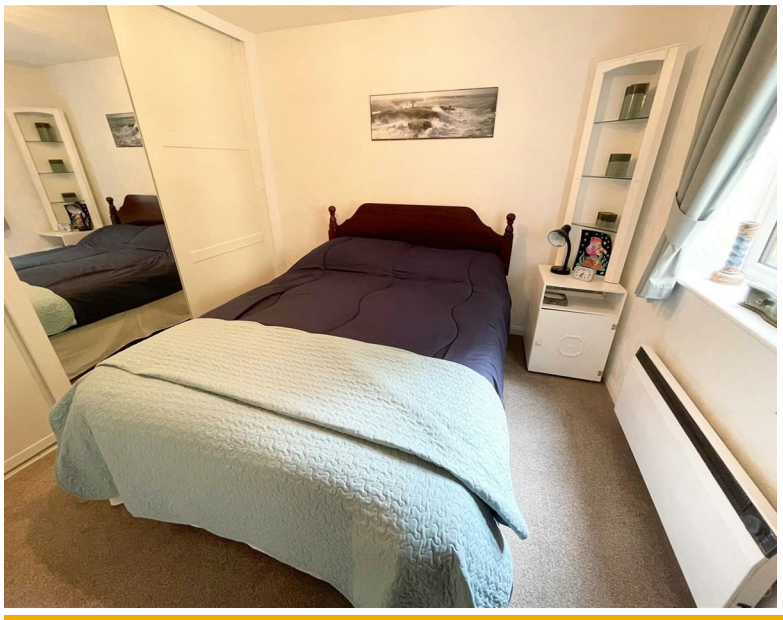
46 REGENT STREET
SHANKLIN
ISLE OF WIGHT
PO37 7AA

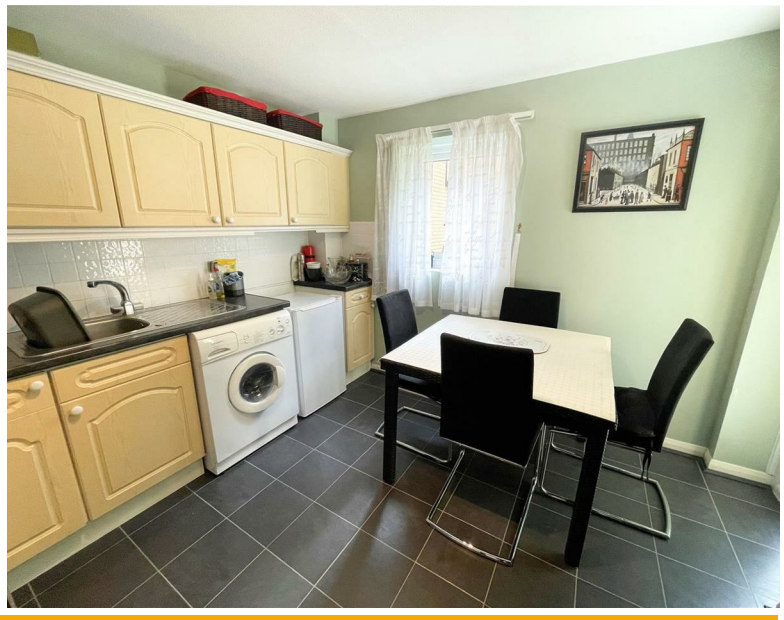
01983 868 333
SALES@ARTHUR-WHEELER.CO.UK
WWW.ARTHUR-WHEELER.CO.UK

26 SAVOY COURT
CHINE AVENUE
SHANKLIN
PO37 6AL

£215,000







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• CHAIN FREE • COVERED BALCONY • CLOSE TO TOWN & BEACH • ALLOCATED PARKING • PURPOSE BUILT APARTMENT • UPVC DOUBLE GLAZED WINDOWS • ELECTRIC HEATING • TWO BEDROOMS

A purpose built first floor flat occupying a sought after location near the Cliff top but having easy access to the town centre shops and amenities, Old Village and Tower Gardens. The well presented accommodation benefits from electric heating, replacement uPVC double glazed windows, a security entry system, a covered Balcony and an allocated car parking space.
The property is offered with no onward chain and we would recommend an internal viewing. It comprises:

COMMUNAL ENTRANCE
and stairs leading to

FIRST FLOOR
Front door to Flat 26.

ENTRANCE HALL
With storage cupboard and insulated tank with Immersion

SITTING ROOM 19' x 11'6 (5.79m x 3.51m)

KITCHEN 9'10 x 10'3 (3.00m x 3.12m)

COVERED BALCONY 10'7 x 3'11 (3.23m x 1.19m)
Which can be accessed from either the Sitting room or the Kitchen

BEDROOM ONE 9'7 x 9'6 exclusive of built in wardrobes (2.92m x 2.90m exclusive of built in wardrobes)

BEDROOM TWO 10'2 max x 9'8 (3.10m max x 2.95m)

BATHROOM

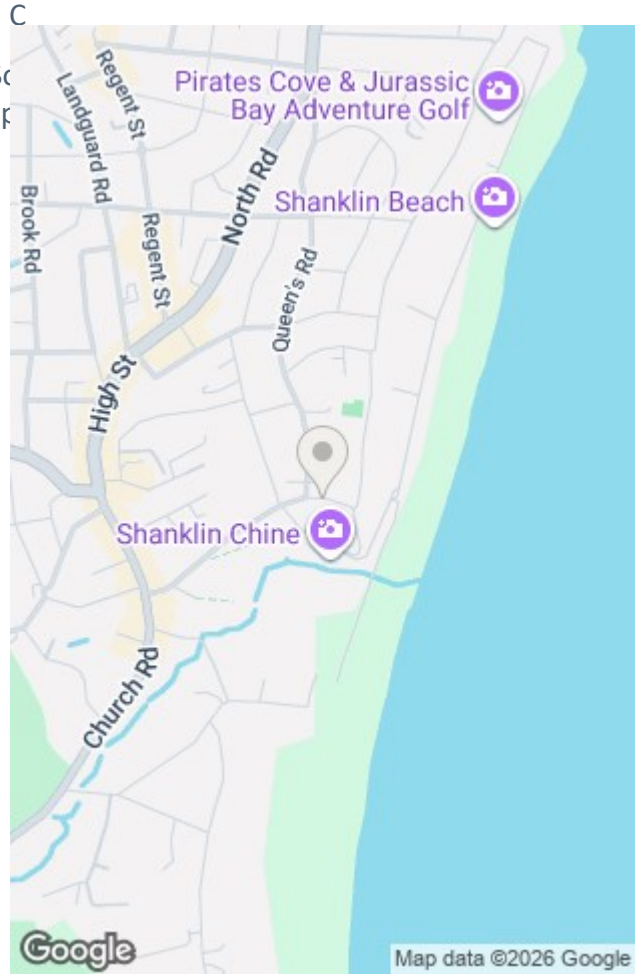
OUTSIDE
As mentioned there is an allocated car parking space, communal grounds and a bin store.

SERVICES
Mains electricity, water and drainage.

TENURE
Leasehold - the current service charge is £150 per month which includes a share of the building insurance, water charges, communal maintenance, gardening and managing agent fees. Held on the balance of a 125 year lease form 1986. NB: we understand that the service charge will be increasing to £167 from the 1st January 2027.

COUNCIL TAX
Band C

NB: Sc
by sep



ARTHUR WHEELER
ESTATE AGENTS





