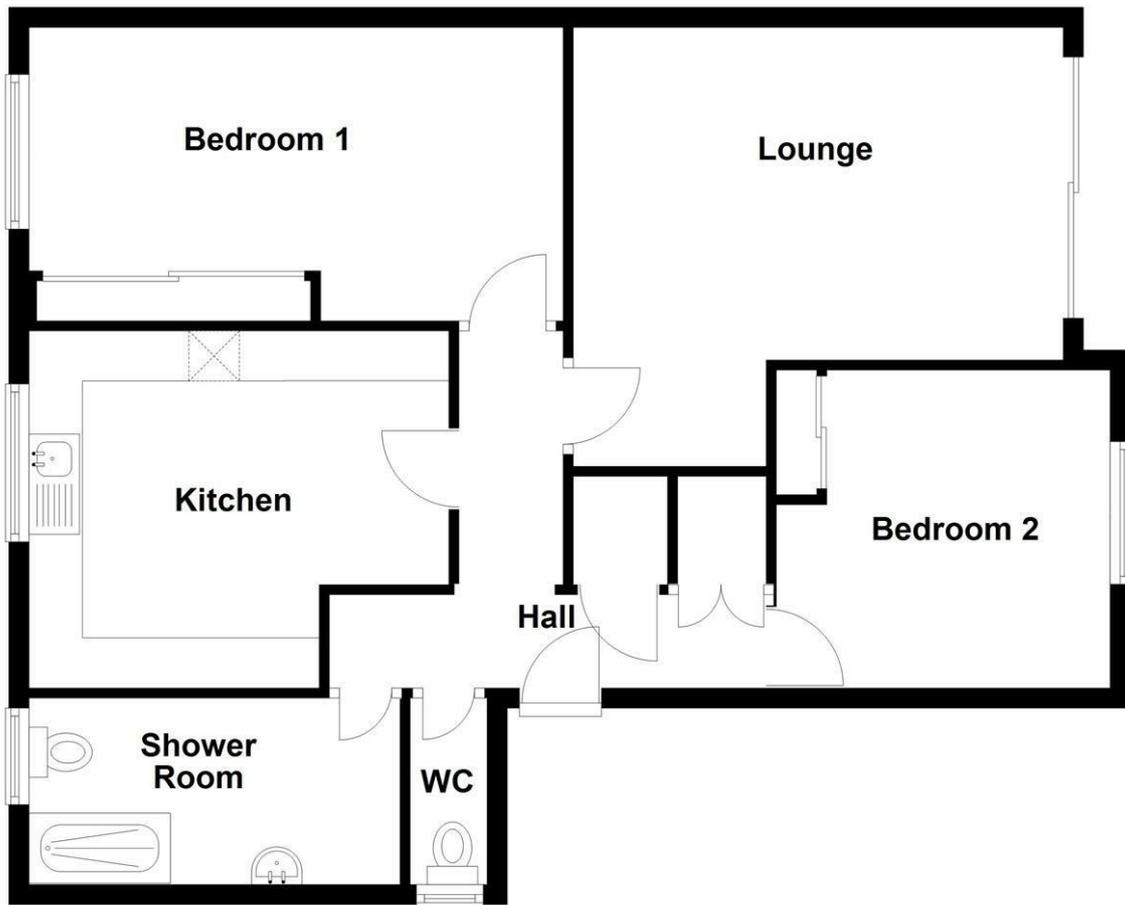
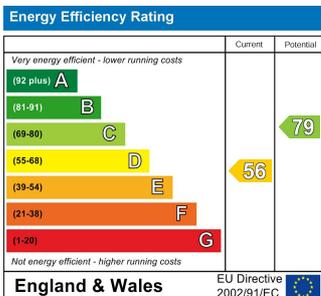


# Ground Floor



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.

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• CHAIN FREE • GROUND FLOOR FLAT • TWO BEDROOMS • ELECTRIC HEATING • REPLACEMENT DOUBLE GLAZING • ALLOCATED SINGLE GARAGE • COMMUNAL GARDENS • POPULAR LOCATION

A purpose built ground floor flat forming part of the popular Craigmore Court development that is well situated towards the upper end of the cul de sac known as Howard Road and offering easy access to the Cliff Path walk. Within close proximity is a local convenience store, town centre, shops & amenities as well as the Beach/Esplanade being just over half a mile distant.

The flat benefits from well proportioned accommodation, electric heating and replacement double glazed windows. Outside, there are communal grounds and an allocated Garage.

The property is offered with no onward chain and we would recommend an internal viewing. It comprises:

#### COMMUNAL ENTRANCE

Front door leading to

#### L SHAPED ENTRANCE HALL

With airing cupboard and storage cupboards

**SITTING ROOM 16'4 x 14'10 reducing to 11'5 (4.98m x 4.52m reducing to 3.48m)**

With double glazed sliding patio door to Terrace area

**KITCHEN 13'6 max x 10'4 (4.11m max x 3.15m)**

#### SHOWER ROOM

With double width shower cubicle, pedestal wash basin and low level WC. Heated towel rail.

**BEDROOM ONE 11'4 into wardrobes x 16'9 (3.45m into wardrobes x 5.11m)**

**BEDROOM TWO 10'9 into wardrobes x 9'9 (3.28m into wardrobes x 2.97m)**

#### OUTSIDE

As mentioned there are communal grounds being mainly laid to lawn and an allocated single Garage (16'7 x 8'6) with up and over door. Visitor parking area. Dustbin area.

#### SERVICES

Mains electricity, water and drainage available.

#### TENURE

Leasehold - Held on the balance of a 999 year lease from 1974. The Residents Man Co Ltd own the freehold and each flat owner is an equal shareholder. The current service charge is £528 per half year which includes a share of the building insurance premium.

#### COUNCIL TAX

Band D



