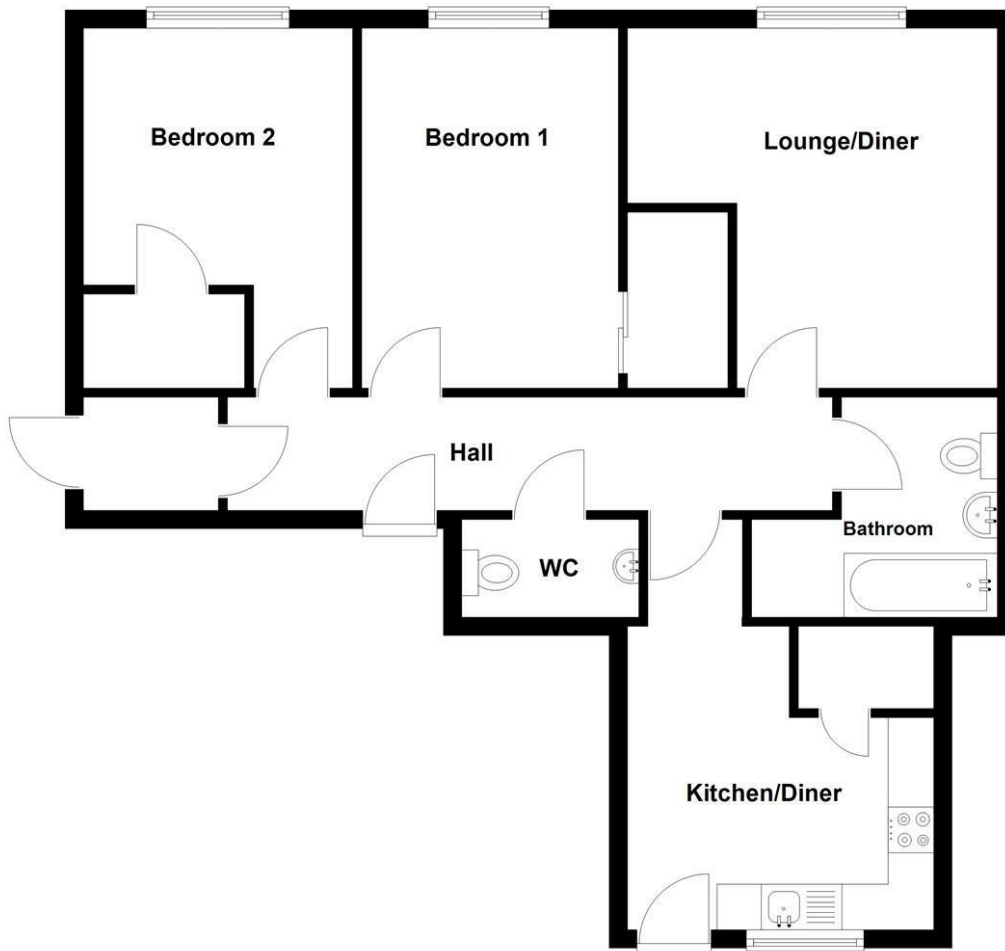
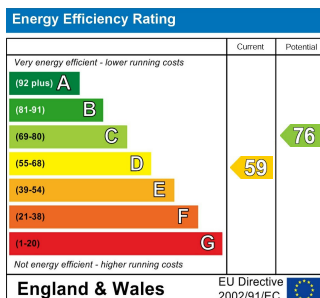


Ground Floor



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



2 CONISTON PARK
169A SANDOWN ROAD
SHANKLIN
PO37 6HY

£150,000



01983 868 333
www.arthur-wheeler.co.uk



- **GROUND FLOOR FLAT** • **DIRECT ACCESS TO COMMUNAL GARDENS** • **KITCHEN/DINER** • **OVER 55 YEARS ONLY** • **CLOSE TO CLIFF PATH** • **OFF ROAD PARKING**

Over 55 years only. Situated on the outskirts of Shanklin and within easy walking distance to the Cliff Path which in-turn leads down to the Esplanade and Beaches this spacious Ground Floor Two Bedroom flat really must be seen. This particular flat has the benefit of a direct access from the Kitchen/Diner to the lovely mature Communal Gardens. The current owner has cared for the property and is offered in our opinion good decorative condition it has uPVC double glazed windows and warmed by electric heating. We recommend a viewing to fully appreciate the accommodation on offer.

COMMUNAL ENTRANCE HALL

ENTRANCE HALL 21'9 x 4'1 (6.63m x 1.24m)

Storage cupboard

LOUNGE 13' reducing to 9'4 x 12'11 max (3.96m reducing to 2.84m x 3.94m max)

KITCHEN/DINER 11' x 10'11 (3.35m x 3.33m)

Direct access to the rear communal Gardens

BEDROOM 1 12'10 x 9'3 (3.91m x 2.82m)

Fitted wardrobe cupboard (this was previously designed as an en-suite shower room)

BEDROOM 2 12'10 reducing to 9'3 x 9'8 max (3.91m reducing to 2.82m x 2.95m max)

Fitted wardrobe cupboard (this was previously designed as an en-suite shower room)

BATHROOM

3 peiece suite

SEPARATE WC

OUTSIDE

The property has a direct access from the Kitchen to the communal gardens at the rear which are well stocked with mature trees, shrubs and flowers. To the front of the property is one allocated Parking Space, Visitors parking is also available.

COUNCIL TAX - Band B

SERVICES

Mains Electricity, Water & Drainage

TENURE - Leasehold

Lease Length: Balance of a 999 year lease

Maintenance Charge; £225 per month to include water



