

Lower Ground Floor



Floorplans are not to scale and for guidance only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		75
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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- LOWER GROUND FLOOR FLAT • TWO BEDROOMS • PRIVATE GARDEN • OFF-ROAD PARKING • SYLVAN VIEWS • NEW INCREASED LEASE TO 138 YEARS ON COMPLETION

*** NEW LEASE INCREASED TO 138 YEARS ON COMPLETION *** ***CHAIN FREE!*** A lower ground floor purpose built 2 bedroom maisonette being well situated in a popular cul-de-sac location being an approximate one mile from the town centre and its many amenities. Nearby there is access to the cycle footpath which runs between Shanklin and Wroxall and this gives a fairly level walking or cycling access to the town, Bus Terminus, Railway Station etc. This cycle path/footpath also gives access to many miles of pathways over the lovely countryside that surrounds Shanklin. The Esplanade and sandy beaches are about 1.5 miles distant.

The maisonette has private off road parking for two cars and its own private garden at the rear.

In our opinion the property would seem equally suitable for a number of buyers including first time purchasers or as a rental investment.

We would recommend an internal viewing of the property to fully appreciate its accommodation and woodland aspect. It comprises:-

ENTRANCE HALL 3'1 x 11'7 (0.94m x 3.53m)

LOUNGE 14'3 x 8'11 (4.34m x 2.72m)

KITCHEN 8'4 x 8'2 (2.54m x 2.49m)

BEDROOM 1 9'7 x 8'4 (2.92m x 2.54m)

BEDROOM 2 9'7 reducing to 6'10 x 8'9 max (2.92m reducing to 2.08m x 2.67m max)

BATHROOM 5'10 x 5'5 (1.78m x 1.65m)

SERVICES

Mains Drainage - Water - Electricity

COUNCIL TAX - Band A

TENURE

NEW 138 YEAR LEASE ON COMPLETION

Building insurance. £286.50 Per annum

Maintenance fee. £103.95 per year

The Ground rent is £12.50 per year.



