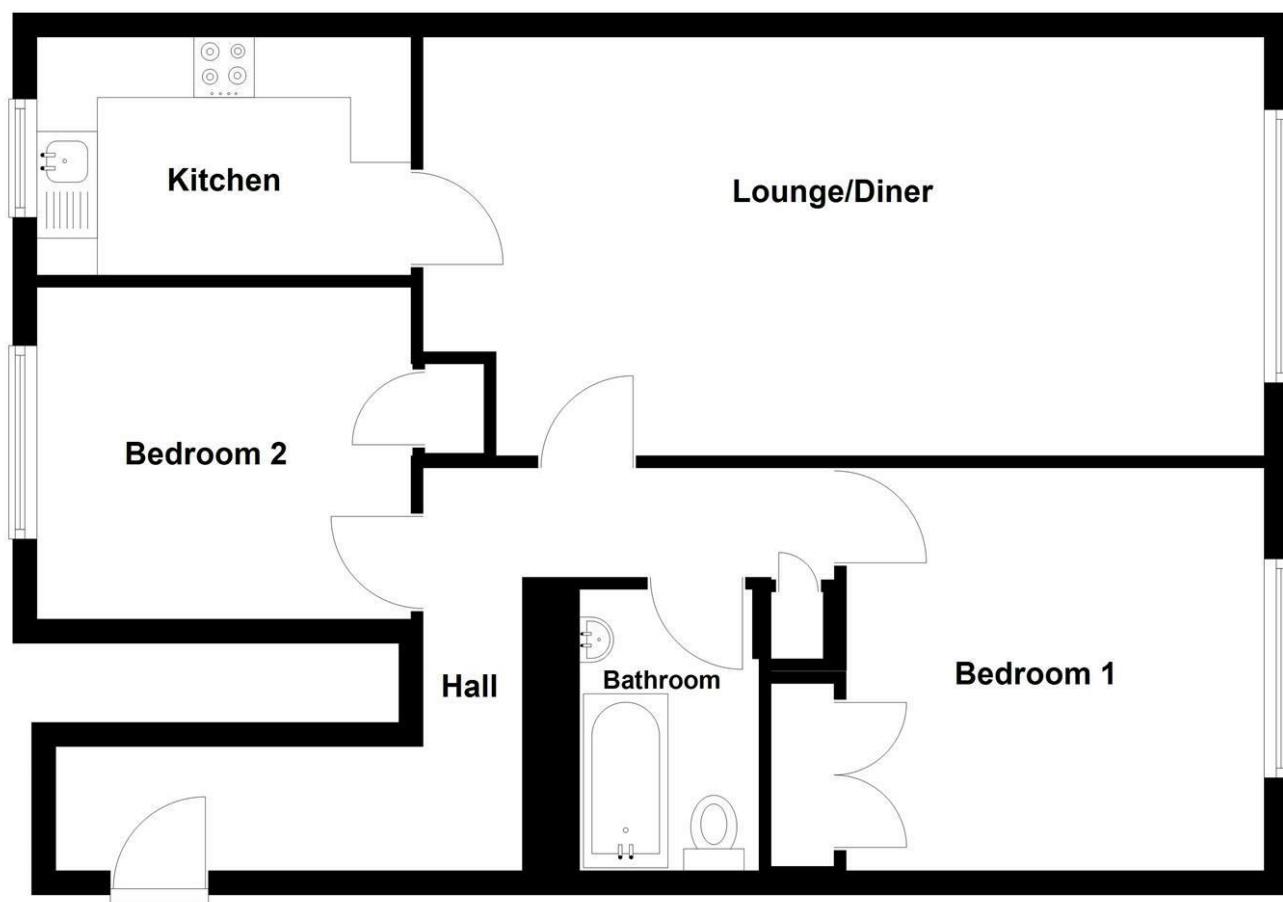


First Floor



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 | | 71 |
| (39-54) E | 42 | |
| (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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- CHAIN FREE • FIRST FLOOR FLAT • TWO BEDROOMS • GARAGE • UPVC DOUBLE GLAZING • SEA VIEWS • COMMUNAL GARDEN

****Chain Free**** A superb purpose built flat situated a short walk from the Beach that also offers convenient access to the town centre with the local shops and amenities being about half a mile distant. The property benefits from lovely Sea Views from the front elevation, 2 bedrooms electric heating, replacement uPVC double glazed windows and a Garage. The property is offered with no onward chain and we would recommend an early inspection. It comprises:

Ground level entrance door to

HALLWAY

With built in airing cupboard

LOUNGE/DINER 22'10 x 11'11 max (6.96m x 3.63m max)

With views towards the English Channel

KITCHEN 9'10 x 6'6 (3.00m x 1.98m)

With integrated Fridge, Freezer and Hob & Oven with extractor

BEDROOM 1 10'11 x 11'4 (3.33m x 3.45m)

BEDROOM 2 10'0 x 9'0 (3.05m x 2.74m)

BATHROOM

With panel bath and shower over, low level WC & wash basin. Extractor unit

OUTSIDE

GARAGE measuring (22'5 x 10'11) with up and over door, power and light. Additional parking space in front of the Garage. To the rear of the property there are steps leading to a communal garden area which is mainly laid to lawn with clothes drying facility.

SERVICES

Mains electricity, water and drainage

TENURE

Held on the balance of a 999yr lease from 1979. The freehold is owned by the residents management company and the current service charge is £295 per quarter.

COUNCIL TAX

Band C

