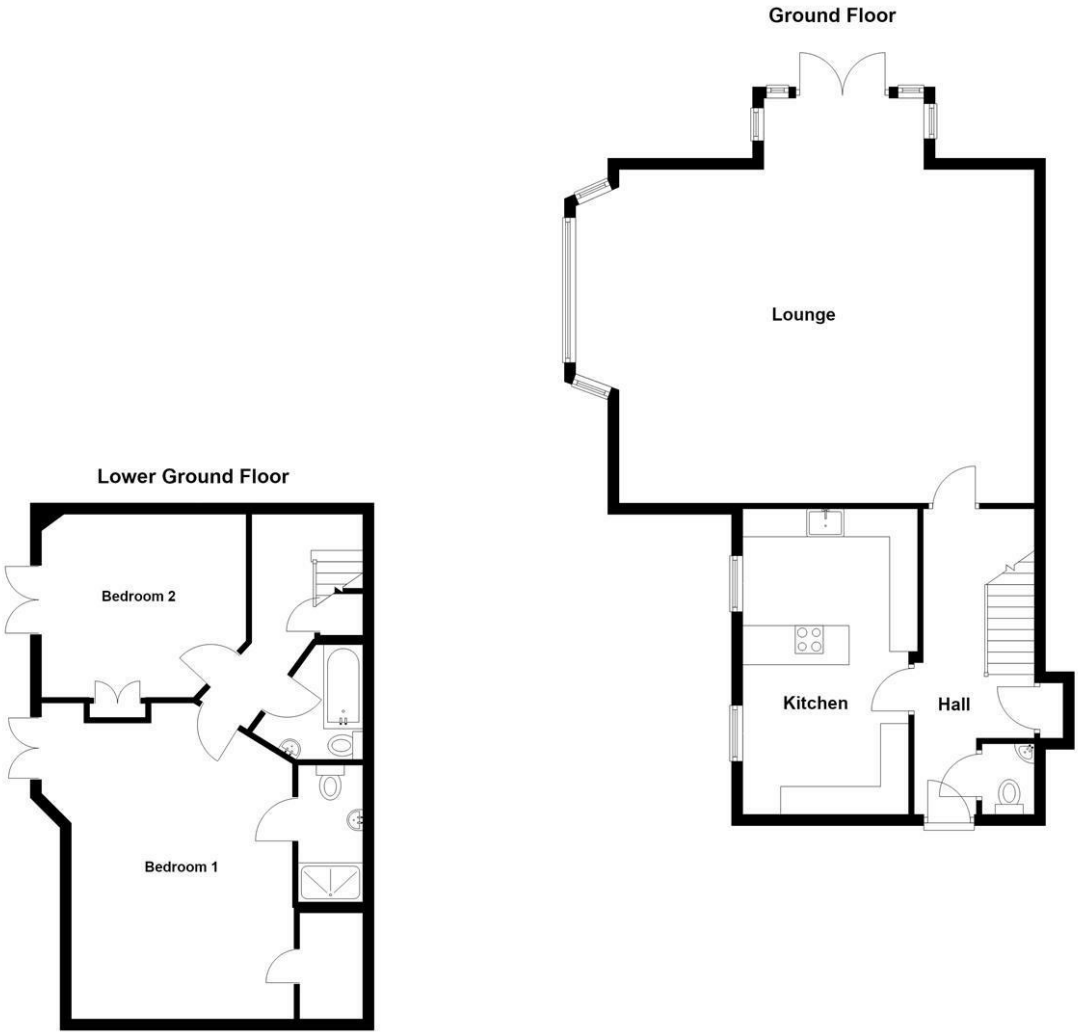
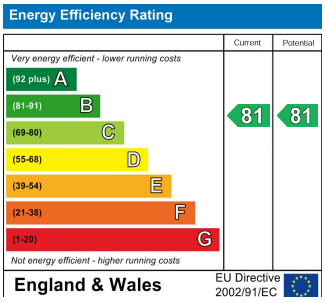


Floorplans are not to scale and for guidance only



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.

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• SUPERB TWO-STOREY MAISONETTE • CHAIN FREE • TWO BEDROOMS • EN-SUITE TO THE MASTER BEDROOM • FEATURE SITTING ROOM • TRANQUIL SETTING • UPVC DOUBLE GLAZED WINDOWS • ALLOCATED PARKING • PRIVATE TERRACE AREAS • STUNNING COMMUNAL GROUNDS

A quite unique, two storey Maisonette forming part of the Shanklin Manor apartment development which is superbly situated in a quiet and tranquil location on the outskirts of the Old Village but being close to both the iconic Duck Pond and the beautiful Big Mead recreational area. Also nearby are many miles of delightful countryside foot & bridle paths and leisurely bicycle rides.
The well presented accommodation benefits from gas fired central heating, replacement uPVC double glazed windows and a Video-Entry Security System. Features include a truly spacious Sitting Room with direct access to the Terrace area, an en-suite to the Master Bedroom, a comprehensively fitted Kitchen and outside there is an allocated Parking Space, private Terraced areas to both levels and well tended communal grounds.
The property would seem equally suitable for either permanent living or as a second home. To fully appreciate this opportunity, we would recommend an internal viewing. It comprises:

GROUND FLOOR

COMMUNAL ENTRANCE

Apartment front door to

ENTRANCE HALL

CLOAKROOM
With WC & Wash Basin

KITCHEN/BREAKFAST ROOM 17'11 x 10'3 max (5.46m x 3.12m max)
Comprehensively fitted with induction Hob & Oven with Extractor unit. Underfloor Heating.

SITTING ROOM 19'6 exclusive of bay x 27'10 into bay (5.94m exclusive of bay x 8.48m into bay)
With French doors to a private Terrace area with a southerly aspect. Built in surround sound speakers in the ceiling.

Stairs to

LOWER GROUND FLOOR

MASTER BEDROOM 12'2 x 15'4 exclusive of recess (3.71m x 4.67m exclusive of recess)
With French doors to Terrace area

EN-SUITE SHOWER ROOM
With double width Shower cubicle, vanity wash Basin & WC.

BEDROOM TWO 11'5 max x 12'3 max (3.48m max x 3.73m max)
With French doors to Terrace area.

BATHROOM/WC
With P Shaped Bath with Shower over, wash Basin and WC. Underfloor Heating.

OUTSIDE
Stunning communal grounds. Allocated storage space within communal areas. The property has the use of a bicycle shed plus a bicycle rack is also outside for residents to use.

SERVICES
All mains are available.

TENURE
Held on a 986 year lease and we understand that the current service charge is £346.29 per month. The Freehold is owned by Shanklin Manor Management Ltd, all apartment owners are equal shareholders in this company.

COUNCIL TAX
Band D

NB: The dishwasher, washer/dryer and fridge freezer are all included in the sale. All curtains and blinds are included in the sale.

ARTHUR WHEELER
ESTATE AGENTS





