

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		74	75
(55-68) D			
(39-54) E			
(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

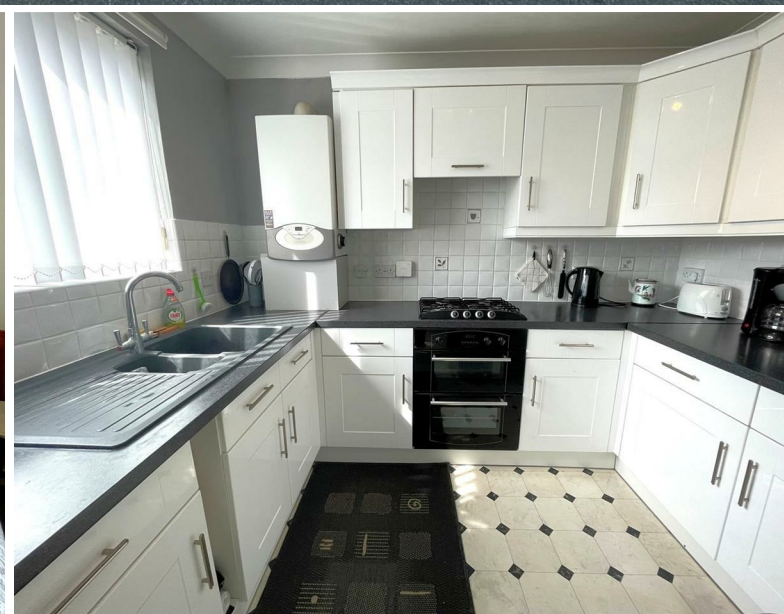
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10 AVENUE ROAD
SHANKLIN
PO37 7BG

£160,000



01983 868 333
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- CHAIN FREE • PURPOSE BUILT GROUND FLOOR APARTMENT • TWO BEDROOMS • GAS CH • UPVC DOULBE GLAZING • RESIDENTS CAR PARK • COMMUNAL GARDENS

A purpose built ground floor flat forming part of the popular Coach House Mews development that offers convenient access to both the town centre, shops, amenities and the Beach/Esplanade both of which are about an approximate one third of a mile distant.

The flat benefits from gas fired central heating and replacement uPVC double glazed windows and outside there are communal gardens and a residents car park. Additionally, the flat has the benefit of its own direct front door. It is offered with no onward chain and we would recommend an internal viewing. It comprises:

ENTRANCE HALL

SITTING ROOM 15'2 x 10'4 (4.62m x 3.15m)

KITCHEN 9'8 x 7'2 (2.95m x 2.18m)

With hob and double oven, integrated fridge, freezer and washing machine. Ariston gas fired boiler.

BEDROOM ONE 10'8 max into wardrobes x 9'0 (3.25m max into wardrobes x 2.74m)

BEDROOM TWO 8'0 x 7'3 (2.44m x 2.21m)

SHOWER ROOM

With quadrant shower, wash basin and WC. Heated towel rail.

OUTSIDE

There is a residents car park and Flat 1 has the right to park one vehicle. Communal Gardens.

SERVICES

All mains are available.

TENURE

Held on the balance of a long lease, we understand the current service charge is £725 per annum. The freehold is owned by the residents management company ltd and each flat owner has an equal share in the company.

COUNCIL TAX

Band B



