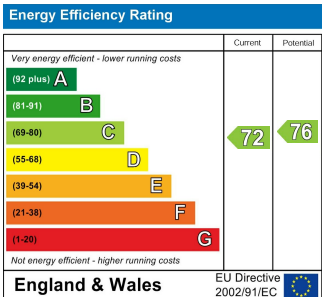
Ground Floor

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.

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• CHAIN FREE • TWO BEDROOMS • COVERERD BALCONY WITH SEA VIEWS • UPVC DOUBLE GLAZING • GAS CH • UPGRADED ACCOMMODATION • PRIVATE GARAGE • CLOSE TO TOWN AND BEACH • PURPOSE BUILT GROUND LEVEL APARTMENT

*** CHAIN FREE ***A well presented purpose built ground level apartment forming part of the sought after Eastcliff Court development that is well located just off Shanklin cliff path. The property is within close proximity of the sandy beaches of the Esplanade and about one third of a mile distant is the Town Centre with its selection of shops and amenities.

The owners have considerably upgraded the apartment in recent times and features include refitted kitchen and shower room suites, redecoration, new floor coverings, new boiler and radiators, new electric circuit board and new patio doors. Additional benefits include gas fired central heating, replacement uPVC double glazing, a lift, a balcony enjoying some sea views, a security entry system, communal gardens and a private garage.

To fully appreciate this super apartment we would recommend an internal viewing. It comprises:

ENTRANCE HALL

DINING AREA 8'4 x 9'6 (2.54m x 2.90m)

Opening to

LOUNGE 14'2 max x 14' (4.32m max x 4.27m)

with background sea views. Door to

COVERED BALCONY

KITCHEN 8'9 x9'7 (2.67m x2.92m)

with grey stone effect worktops with white gloss faced wall and base units. Space for fridge freezer and plumbed recess for washing machine. Electric hob and oven with extractor unit over. Matching back boards. Glow Worm gas fired boiler.

BEDROOM 1 13' x 9' (3.96m x 2.74m)

with uPVC double glazed sliding patio doors to COVERED BALCONY with sea views towards Sandown Bay and Culver beyond. Fitted mirrored wardrobe cupboards.

BEDROOM 2 10'11 x 9'7 (3.33m x 2.92m)

with sea views and fitted wardrobe cupboards.

SHOWER ROOM

with double width shower cubicle, wash basin and WC. Fully tiled walls.

OUTSIDE

Eastcliff Court has communal gardens to the cliff path side and there is also an access gate onto the path.

In the communal Entrance Hall there is an allocated store cupboard.

Driveway leading to a SINGLE GARAGE with up and over door, power and light.

SERVICES

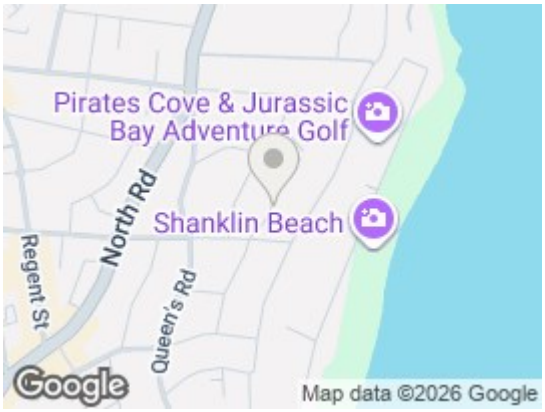
All mains are available.

TENURE

Held on the balance of a 999 year lease from September 1998. We understand that the current service charge is £1500 p.a. including a share of the buildings insurance premium and managing agent fees. £100 reserve charge.

COUNCIL TAX

Band D



ARTHUR WHEELER
ESTATE AGENTS