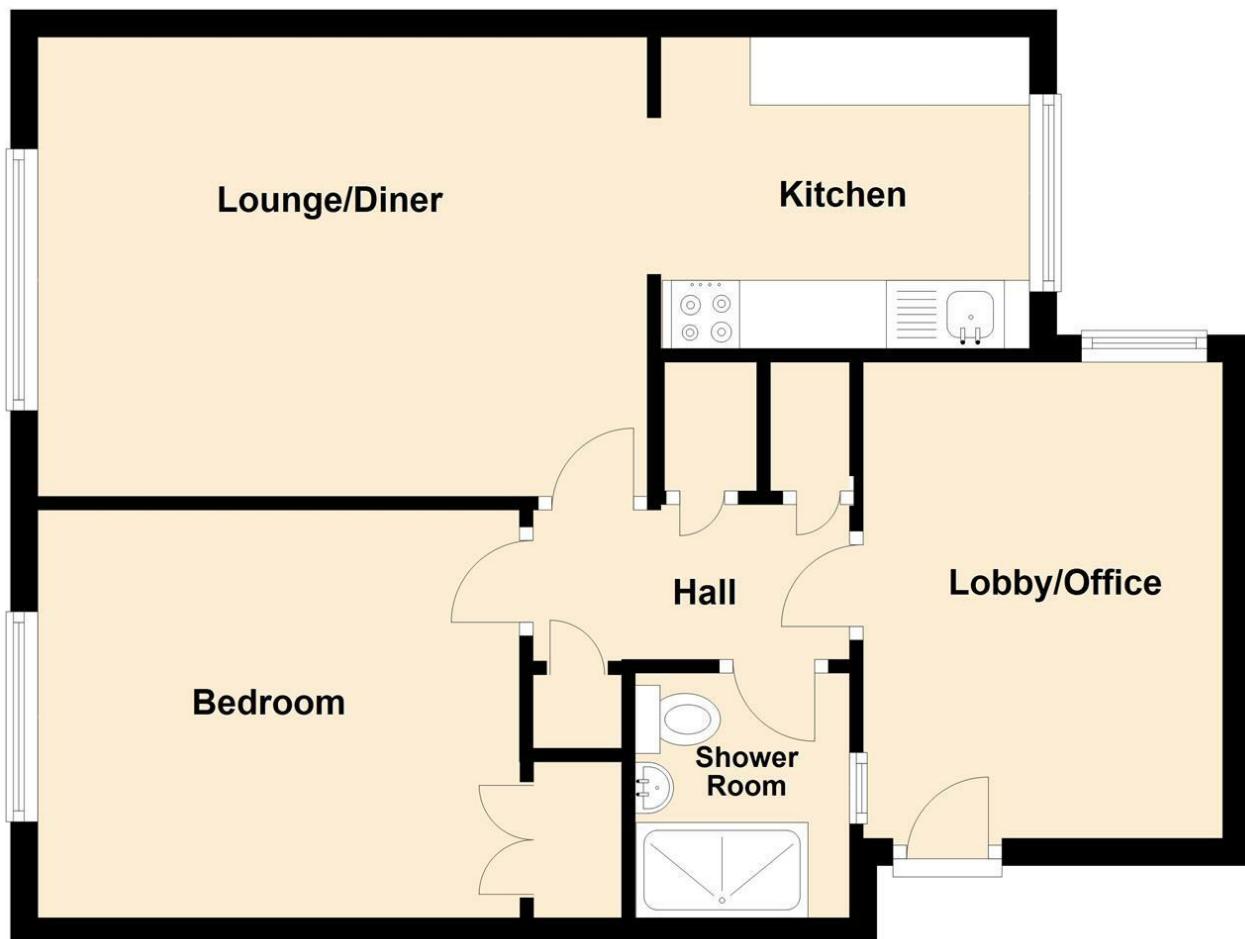


Upper First Floor



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	67	76
(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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01983 868 333
SALES@ARTHUR-WHEELER.CO.UK
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11 GRANGE COURT
GRANGE ROAD
SHANKLIN
PO37 6NN

£110,000



01983 868 333
www.arthur-wheeler.co.uk



- UPPER FIRST FLOOR PURPOSE BUILT FLAT • 1 BEDROOM • ALLOCATED COVERED PARKING • OLD VILLAGE LOCATION • IDEAL FIRST TIME BUYER OR INVESTMENT • OFFICE AREA • CHAIN FREE

An upper first floor purpose built flat, being close to the heart of the picturesque Old Village area of the town with its good selection of bars and restaurants. Also close by is the Big Meade Recreation Area and Rylstone Gardens. The flat is warmed by electric night storage heating (where specified) and benefits from replacement uPVC double glazing to the windows, an office area and outside there is an allocated covered parking space. In our opinion, the flat would seem equally suitable as either a first time purchase or as a rental investment. It comprises:

COMMUNAL ENTRANCE AND STAIRS

Front door leading to

LOBBY/OFFICE AREA 8'5 x 8'2 (2.57m x 2.49m)

With double uPVC patio-style doors to Juliet balcony.

TENURE

Held on the balance of a 999 year lease from June 2007. The current service charge is £70 per month which includes a share of the Building Insurance

COUNCIL TAX

Band A

ENTRANCE HALL

With two storage cupboards and built in electric instant water heater. Electric night storage heater.

BATHROOM

Refitted walk in shower, vanity wash basin and low level WC. Electric wall heater. Heated Towel Rail.

BEDROOM 10'1 x 11'6 (3.07m x 3.51m)

With built in double wardrobe. Southerly aspect. Electric Night Storage Heater.

LOUNGE 14'8 x 10'1 (4.47m x 3.07m)

Night storage heater. Southerly aspect. Satellite TV connection.

KITCHEN 7'10 x 7'6 (2.39m x 2.29m)

Worktops with a range of wall and base units. Electric oven and hob. Plumbing with washing machine.

OUTSIDE

To the rear of the building there is an allocated undercover car parking space. Allocated lockable storage cupboard. Shared clothes drying area. Shared bin storage area.

SERVICES

Mains electricity, water and drainage.

