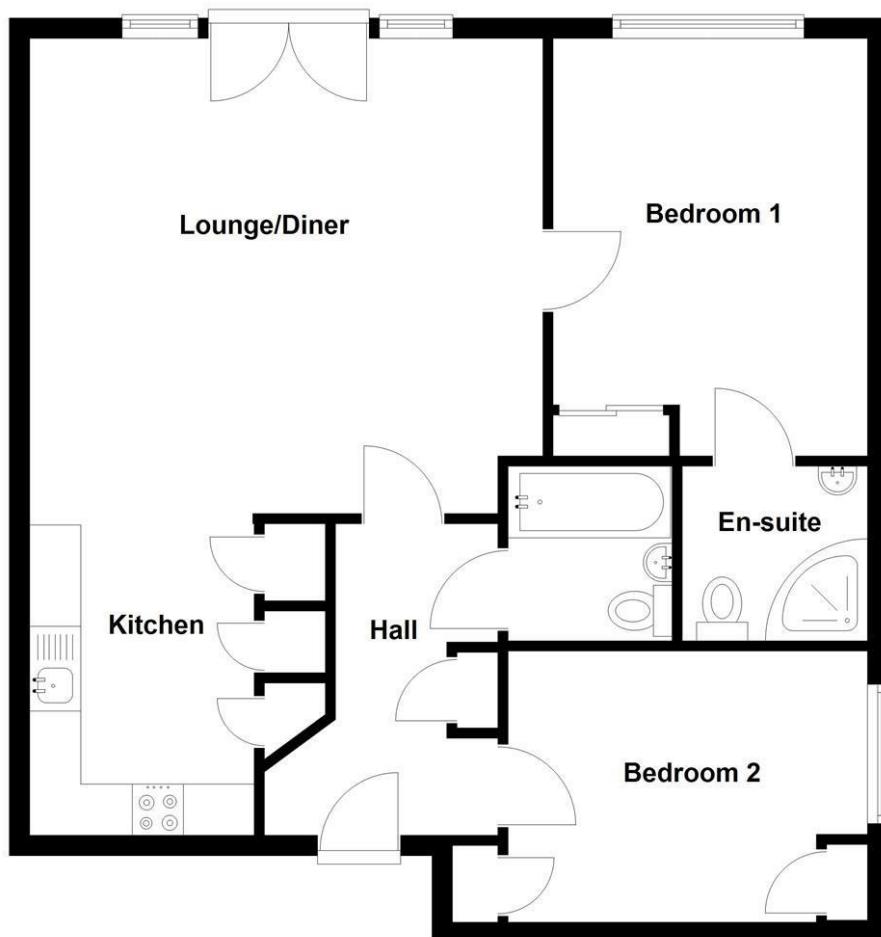


Ground Floor



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	81	82
(69-80) C		
(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

46 REGENT STREET
SHANKLIN
ISLE OF WIGHT
PO37 7AA

01983 868 333
SALES@ARTHUR-WHEELER.CO.UK
WWW.ARTHUR-WHEELER.CO.UK



2 ROXAN VILLA
33 LANDGUARD MANOR ROAD
SHANKLIN
PO37 7HZ

£175,000



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



- GROUND FLOOR APARTMENT • TWO BEDROOMS • EN SUITE TO MAIN BEDROOM • ALLOCATED PARKING • PRIVATE GARDEN • COMMUNAL GARDEN • SOUGHT AFTER LOCATION • NO ONWARD CHAIN

A super ground floor apartment that also has its own separate access from the rear its own private garden in addition to the communal garden and an allocated car parking space. Further benefits include gas fired central heating, uPVC double glazing, security entry system and an ensuite facility to the main bedroom.

The property is well situated towards the outskirts of the town being about half of a mile distant from the shops and amenities. To fully appreciate the accommodation, we would recommend an internal viewing. It comprises:

MAIN ENTRANCE Communal Hallway

FLAT 2 FRONT FOOR

ENTRANCE HALL

With storage cupboard.

LOUNGE / DINER 15'3 max x 16'2 (4.65m max x 4.93m)

With French Doors to private garden.

KITCHEN 10'x 6'9 (3.05mx 2.06m)

With built in hob, oven with extractor over and integrated washing machine.

BEDROOM 1 10'2 x 12'10 max (3.10m x 3.91m max)

EN SUITE SHOWER ROOM

With shower, WC and basin.

BEDROOM 2 8'6 max x 11'7 max (2.59m max x 3.53m max)

With cupboard housing Glow-worm gas fired boiler.

BATHROOM

White suite comprising panel bath, pedestal wash basin, low level WC.

OUTSIDE

To the front of the property there is an allocated parking space for one car. Allocated outside store cupboard. To the rear the apartment has its own private garden area with a further communal garden.

SERVICES

All mains are available.

TENURE

Leasehold. Held on the balance of a 125 year lease from 11.08.2016. The current service charge is £1654.25 for the half year to June 2025. Ground rent £100pa.

COUNCIL TAX

Band B

