

**First Floor**



Floorplans are not to scale and for guidance only



**Flat 2, 47a High Street, Shanklin,**

**Isle of Wight, PO37 7JJ**

**£119,950**

These particulars are issued on the strict understanding that all negotiations are conducted through Arthur Wheeler. 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 purchaser. If there is anything of special importance, please contact the office and we will clarify this information.

**MORTGAGE ADVICE**

If you require a mortgage or financial advice we recommend that you contact the local firm of Mi Finance. Being "Whole of Market" means that they are not tied to any financial institution and they can access the whole of the Mortgage Market to find a mortgage to meet your requirements. Telephone Erling Holmberg on 01983 865012 or Tim Benton on 01983 475360 and you will receive experienced advice on the most suitable mortgage available to you.

**YOUR HOME MAY BE RE-POSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE**

There may be a fee for mortgage advice, although this is normally paid by way of an introduction fee from the lender we arrange your mortgage with. The precise amount of any fee will depend on your own circumstances, but typically this could be 0.5% of the amount borrowed.

*The Value of Experience*



46 Regent Street ■ Shanklin ■ Isle of Wight ■ PO37 7AA

Telephone: 01983 868 333 ■ Email: sales@arthur-wheeler.co.uk ■ Email: lettings@arthur-wheeler.co.uk



**01983 868 333**

■ **www.arthur-wheeler.co.uk** ■

A newly formed First Floor Flat which is well located on the High Street and offering convenient access to all the local amenities that include a good selection of shops, Doctor's Surgery, Bus Terminus, Railway station and Co-operative store with sub Post Office etc.

The immaculately presented accommodation has been finished to a high standard and features include: electric gel filled radiators (with individual thermostats and programmers which can be operated remotely via a phone app, subject to connection), replacement uPVC double glazed windows, a security entry phone system, internal oak panel doors with chrome door furniture and good quality kitchen and shower room fittings. Additionally there is a fully integrated fire alarm system.

We feel the flat will be of interest for those seeking a first time buy, a rental investment or for retirement. To fully appreciate the accommodation we would recommend an internal viewing. It comprises:-

**MAIN FRONT DOOR** with security intercom system to:

**COMMUNAL ENTRANCE HALL AND STAIRS** (shared with one other flat) with Enclosed Bin Store Area. Stairs to First Floor and Flat 2's Front Door leading to:

**ENTRANCE HALL** with limed wood effect laminate flooring as throughout (with the exception of the shower room) and cupboard housing electric meter.

**OPEN PLAN LOUNGE/KITCHEN** 23'1 X 11'7 (7.03m x 3.55m) with two radiators and LED lighting. Master phone socket. Dual aspect windows with one enjoying background Downland views.

The Kitchen Area comprises: grey composite single drainer sink unit with 1½ bowls and chrome swan neck tap inset in limed wood effect laminate worktops with integrated ceramic 4-plate electric hob with fan oven under and extractor unit over. Integrated washer dryer and integrated wine chiller fridge. Range of white gloss wall and base units with drawers and cupboards under and wall cabinets over all with soft closers. Additional worktop area with wall and base unit and recess area for upright fridge freezer. Fitted within one of the base cupboards is an Ariston electric instant hot water heater. Tiled splash backs.

**BEDROOM 1** 9'9 x 10'6 max (2.98mx 3.21m) into feature bay window. Velux window.

**BEDROOM 2** 7'11 x 7'4 (2.43m x 1.94m)

**SHOWER ROOM** with walk-in shower cubicle with glazed screen and metro tiling. Electric Mira shower unit. White suite of pedestal wash basin and low level WC. Mirror and strip light/shaver point over wash basin with night light. Heated towel rail. Vinyl flooring.

#### **OUTSIDE**

We understand that a parking permit is available for the Orchardleigh Road Car Park and these can be purchased from the Isle of Wight Council at a sum of £150 per annum. We understand that this is on the basis of one permit per household.

**TENURE** Leasehold (details to be advised).

**SERVICES** Mains electricity, water and drainage.

**COUNCIL TAX** To be assessed. Can be confirmed by the Isle of Wight Council (01983 823901).

**VIEWING STRICTLY BY APPOINTMENT THROUGH  
ARTHUR WHEELER ESTATE AGENTS (01983) 868333**

**AWAITING  
EPC**

