



- Purpose Built Ground Floor Apartment
- Private Balcony
- Sought After Location

- 2 Bedrooms
- En-Bloc Garage
- Over 50's Only

- Generous Lounge & Separate Kitchen/Diner
- Communal Gardens & Drying Area
- CHAIN FREE

Flat 1, Hedley Court 74 Victoria Avenue, Shanklin, Isle Of Wight, PO37 6LY

£229,950

This impressive ground floor apartment forms part of a popular purpose-built development and is located in one of Shanklin's most sought after roads, on the outskirts of the town. The property is on a bus route providing a regular service in to the town centre, with an array of shops, supermarkets, local train station with mainland ferry links and the beach all within easy reach.

The beautifully presented accommodation comprises a generous lounge with direct access to the private balcony, a well-appointed kitchen with dining area, 2 bedrooms, and a modern shower room. Additionally, the property benefits from an en-bloc garage and access to the communal grounds and drying area located at the rear of the building.

The sought after location and immaculately presented interior makes this an ideal home for anyone looking to enjoy a quieter pace of life in one of the Island's most popular seaside towns, without the hassle of undertaking expensive and time consuming improvements. A viewing is essential to fully appreciate everything this truly beautiful CHAIN FREE home has to offer.



Accommodation

Communal Hallway

Entrance Hallway

Lounge

21'3 x 10'5 (6.48m x 3.18m)

Balcony

13'12 x 3'8 (3.96m x 1.12m)

Kitchen/Dining Room

19'3 x 8'10 (5.87m x 2.69m)

Bedroom 1

11'11 x 8'9 (3.63m x 2.67m)

Bedroom 2

8'9 x 7'9 (2.67m x 2.36m)

Shower Room

8'6 max x 5'7 (2.59m max x 1.70m)

En Bloc Garage

To the rear of the building there is a single garage.

Gardens/Communal Areas

To the front of the building there is a communal garden laid to lawn. The driveway provides access to the rear of the building and the en-bloc garages. The communal drying area/garden is located to the rear of the garages.



Services

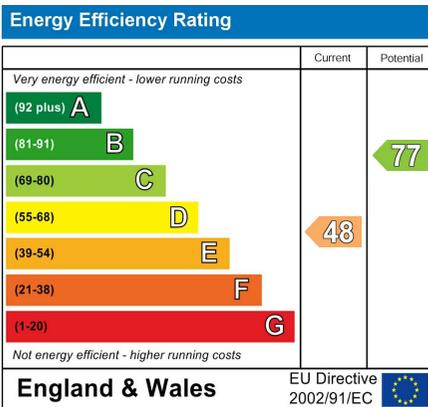
Unconfirmed: electric, telephone, mains water and drainage.

Council tax

Council Tax Band B - Please contact The Isle of Wight Council.

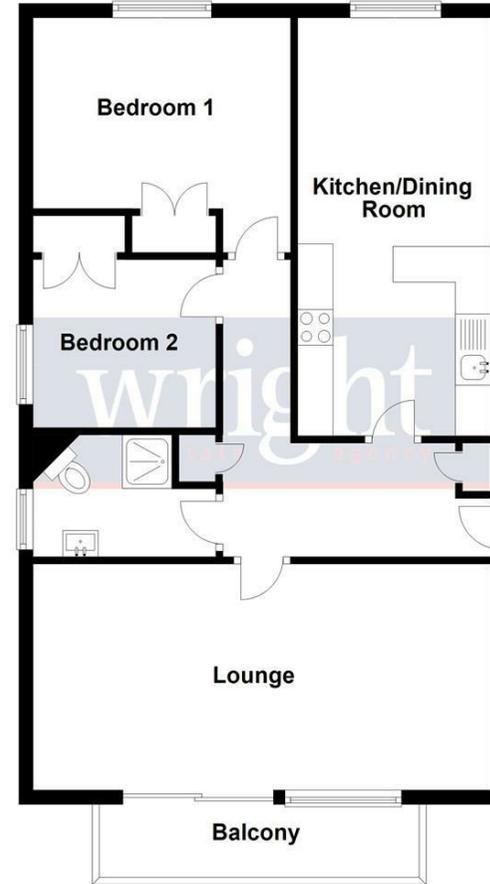
Agents Notes

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.



Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

Ground Floor



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Viewing: Date Time