



- **PURPOSE BUILT** Ground Floor Apartment
- **2 Double Bedrooms (1 En Suite)**
- **Allocated Parking**
- **Lawned Private Garden**
- **Remainder of 10-Year LABC Warranty**
- **Short Walk to Seafrost**
- **Close to Local Train Station & Town Centre**
- **CHAIN FREE**
- **Share of Freehold**

2 Windsor Court Culver Road, Shanklin, Isle of Wight, PO37 6ER

**£257,500**

This impressive purpose-built ground floor apartment was constructed in 2016 and benefits from the remainder of a 10-year LABC warranty. The apartment is conveniently located just a short walk from Shanklin seafront, the nearby town centre and local train station with direct ferry links to the mainland.

The very well-presented accommodation comprises 2 double bedrooms (1 en suite), lounge/diner, kitchen and bathroom. Additionally, the property benefits from allocated parking located at the front of the building and a private garden (with secure storage) to side and rear of the apartment.

Offered CHAIN FREE, the apartment would make a great full-time home or an ideal lock up and leave style second property for anyone looking to enjoy the many benefits of living in one of the Island's most sought after seaside towns. Call Wrights to book your viewing today!



# Accommodation

## Communal Entrance

## Hallway

## Lounge/Dining Room

16'4 plus recess x 13'9 (4.98m plus recess x 4.19m)

## Kitchen

10'2 x 9'9 (3.10m x 2.97m)

## Bedroom 1

12'7 x 9'4 (3.84m x 2.84m)

## En Suite

8'7 x 3'9 (2.62m x 1.14m)

## Bedroom 2

11'5 x 10'6 (3.48m x 3.20m)

## Bathroom

7'6 x 5'10 (2.29m x 1.78m)

## Outside

To the front of the building there is allocated parking for the residents of Windsor Court. To the rear of the apartment is the private garden, which is laid mainly to lawn with a patio area and enclosed with newly erected fencing. Gated access leads to the private storage and communal drying area.



### Lease Information

Share of Freehold (no ground rent)  
Service Charge - £60 per month

### Services

Unconfirmed: gas, electric, telephone, mains water and drainage.

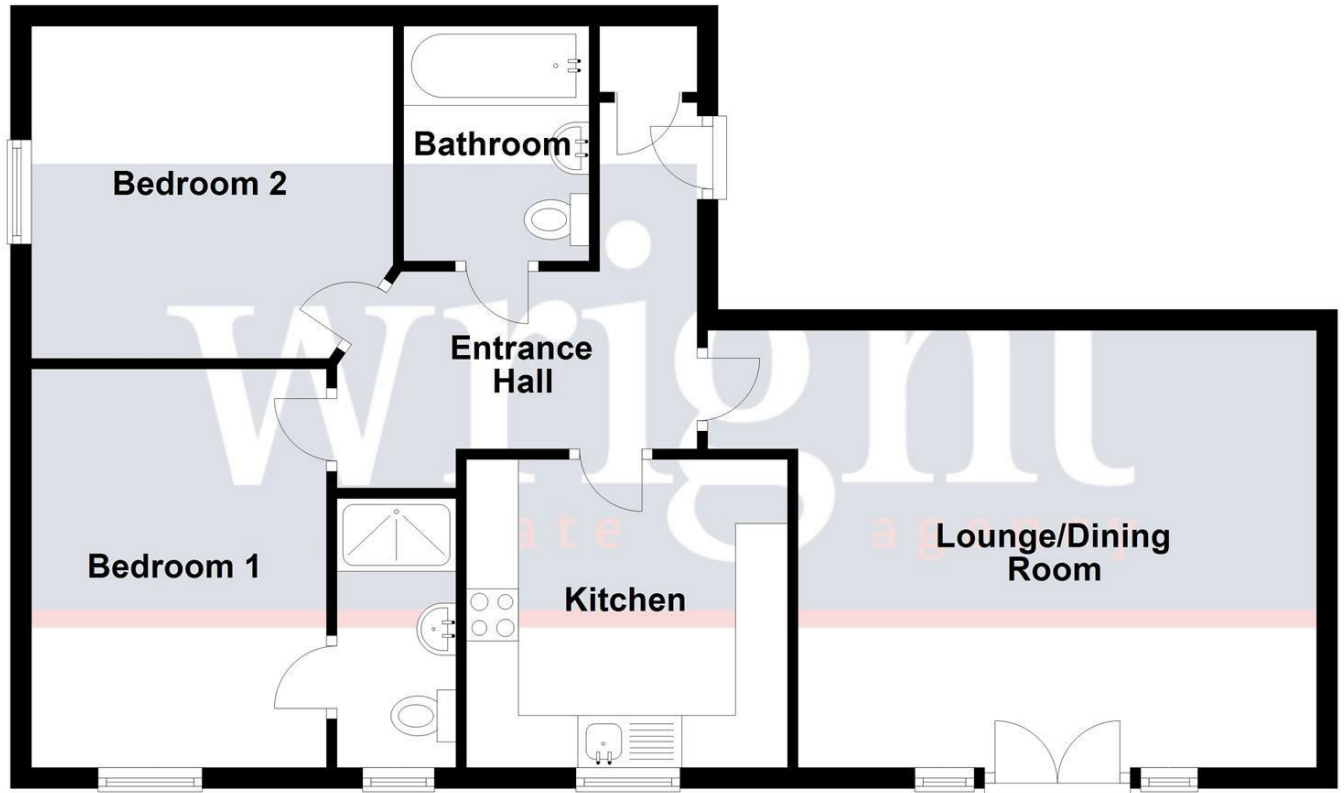
### Council Tax

Council Tax Band C - Please contact The Isle of Wight Council on 01983 823901.

### 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.

## Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		83	83
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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.

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PROTECTED

**Viewing:** Date ..... Time .....