



- Purpose Built Second Floor Apartment
- Separate Kitchen
- Close to Local Amenities

- 2 Double Bedrooms
- Allocated Parking
- Downland Views

- Large Lounge/Dining Room
- Communal Drying Area
- Viewing Recommended!

Flat 12, Fern Lodge East Yar Road, Sandown, Isle of Wight, PO36 9FG

£149,950

This light and airy second floor apartment forms part of a purpose built block conveniently located within walking distance of the town centre, local train station with mainland ferry connections and the seafront with miles of sandy beaches and coastal paths to explore.

The surprisingly spacious accommodation comprises 2 double bedrooms, large lounge/dining room, separate kitchen and bathroom. Additionally, the property benefits from allocated parking and access to a communal drying area and bin store.

The very convenient location and modern, low-maintenance accommodation makes this an ideal first time buyer home or BTL investment. A viewing is recommended to appreciate everything this fantastic purpose built property has to offer!



Accommodation

Communal Entrance

Second Floor Landing

Private Entrance Hall

Lounge/Dining Room

16'7 x 11'4 (5.05m x 3.45m)

Kitchen

9' x 5'9 plus recess (2.74m x 1.75m plus recess)

Bedroom 1

13'6 x 12'7 (4.11m x 3.84m)

Bedroom 2

12'1 x 8'10 (3.68m x 2.69m)

Bathroom

Outside

To the front of the property there is a communal bin store area. To the side of the property there is allocated parking for the residents of Fern Lodge. To the rear of property there is a communal drying area.



Services

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

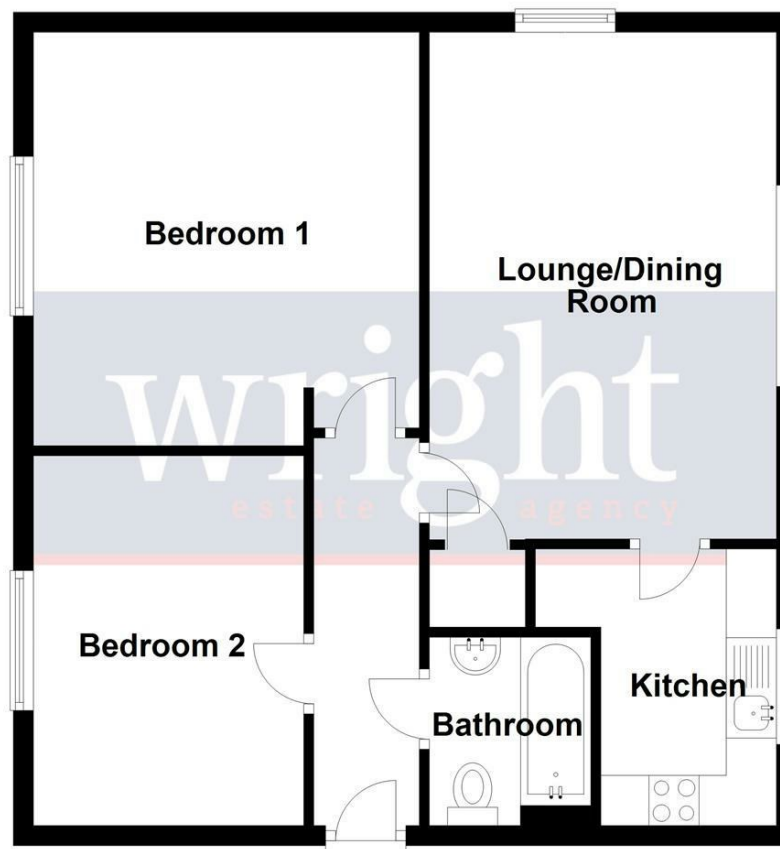
Council Tax

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.

Second Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		80	80
(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		

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 Tomblasons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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PROTECTED

Viewing: Date Time