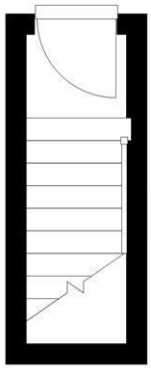
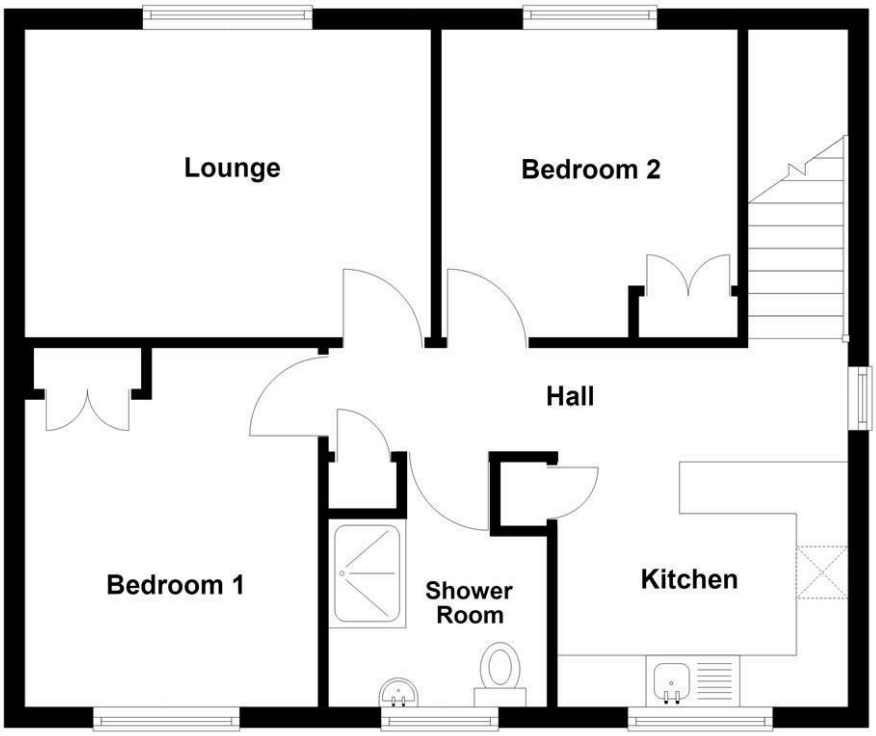
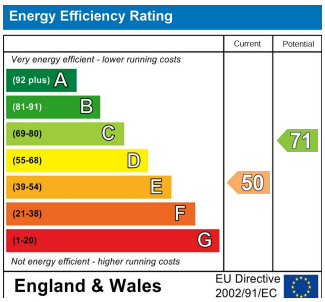
Ground Floor



First Floor



Floorplans are not to scale and for guidance only



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

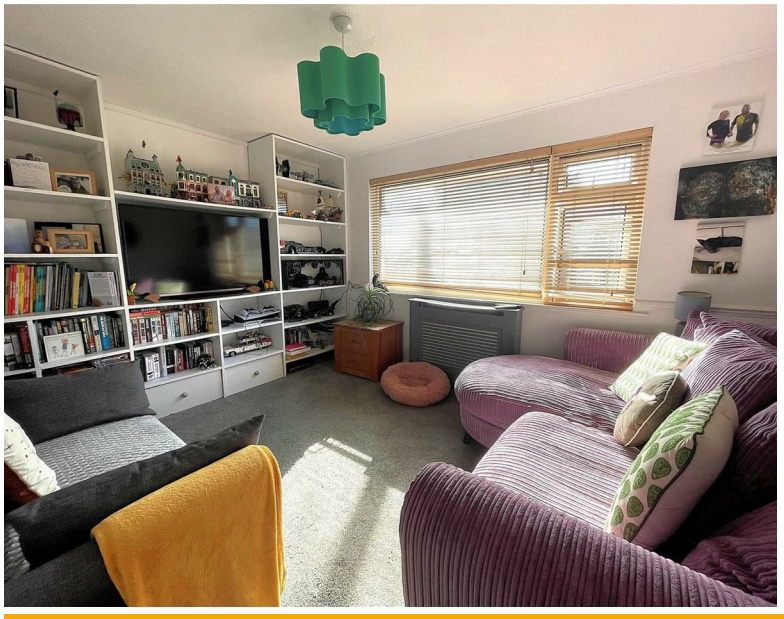
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• PRIVATE GARDEN & ENTRANCE • OFF ROAD PARKING • TWO BEDROOM MAISONETTE • POPULAR VILLAGE LOCATION • CLOSE TO MANY MILES OF COUTRYSIDE WALKS • KITCHEN/DINER

A light and airy first floor maisonette offering well appointed accommodation that benefits from uPVC double glazed windows, electric heating and replacement Kitchen and Shower Room suites. Outside the property has the advantage of allocated Off Road Parking and two Private Garden Areas.
The maisonette in nicely located in a quiet area of the Village environment of Wroxall. Within close proximity is a convenance store and nearby are miles of Countryside Walks. The main Town of Shanklin and Ventnor are around three and a half miles and three miles distant. It comprises;

GROUND FLOOR
Private entrance to first floor.

LOUNGE 12'11 x 9'10 (3.94m x 3.00m)



KITCHEN 11'5 max x 8'10 (3.48m max x 2.69m)

BEDROOM 1 11'5 into wardrobe x 9'2 (3.48m into wardorbe x 2.79m)

BEDROOM 2 9'10 into wardrobe x 9'5 (3.00m into wardrobe x 2.87m)

SHOWER ROOM 8' max x 6'11 (2.44m max x 2.11m)

LANDING AREA
With lined cupboard and access to occasional overhead bed area.

OUTSIDE
Allocated parking for one vehicle and two private garden areas - one being open plan and one being enclosed with shed.



TENURE - Leasehold
Held on the balance of a 250 year lease from 9th March 1973.
The Freehold is owned by the residents management company.
No external management company.
We understand the current service charge is £90 per annum and a further £147.27 per annum for the share of the building insurance.

COUNCIL TAX BAND - B

SERVICES
Mains electricity, water and drainage

ARTHUR WHEELER
ESTATE AGENTS





