shanklin@wright-iw.co.uk

wright
estate agency

- Purpose Built Ground Floor Apartment
- Gas Central Heating
- CHAIN FREE
- 2 Bedrooms
- Allocated Parking
- Close to Local Amenities
- Lounge & Separate Kitchen
- Private Entrance
- Viewings Welcome

3 Caernarvon Lodge Clarence Road, Shanklin, PO37 7BH

£129,500

Located in the charming seaside town of Shanklin, this delightful ground floor flat offers a wonderful opportunity for those seeking a comfortable and convenient living space. The property is CHAIN FREE, making it an ideal choice for first-time buyers or those looking to downsize.

Upon entering, you are welcomed into a comfortable living room that provides a perfect setting for relaxation or entertaining guests. The flat boasts two bedrooms, each offering a peaceful retreat for rest and rejuvenation. The bathroom is thoughtfully designed, catering to all your daily needs.

One of the standout features of this property is the allocated parking space for one vehicle, a valuable asset in this popular area. The flat's location allows for easy access to local amenities, including shops, cafes, and the beautiful beaches that Shanklin is renowned for.

This property presents an excellent opportunity to enjoy coastal living in a vibrant community. Whether you are looking for a permanent residence or a holiday retreat, this flat is sure to meet your needs. Do not miss the chance to make this charming flat your new home.

Accommodation

Entrance Hall

Lounge
13'6 into bay x 11'8 (4.11m into bay x 3.56m)

Kitchen
15' x 6'9 (4.57m x 2.06m)

Bedroom 1
14'7 max x 8'10 (4.45m max x 2.69m)

Bedroom 2
15' x 6'9 (4.57m x 2.06m)

Bathroom
10'5 x 5'7 (3.18m x 1.70m)

Outside
To the front of the building there is a car park providing allocated parking for the residents of Caernarvon Lodge.

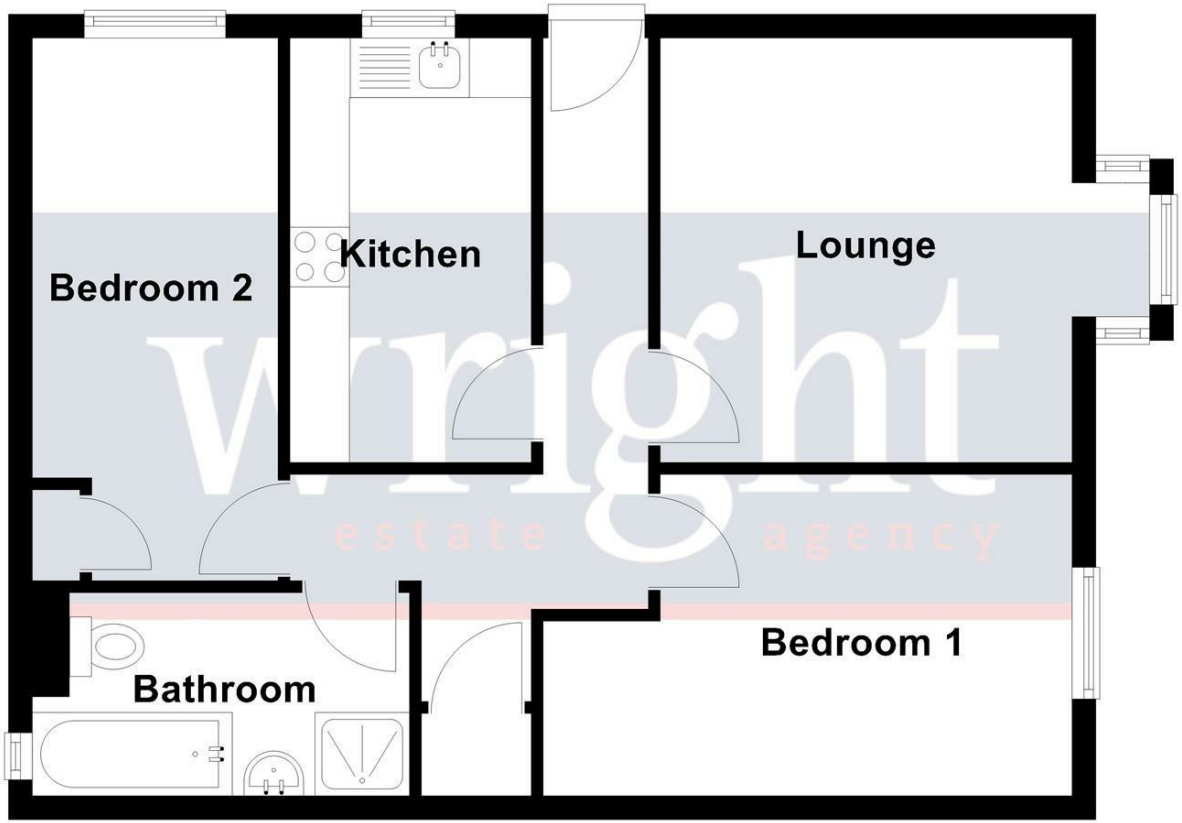
Lease Information
Lease Length: 999 years from 1996.
Ground Rent: n/a (share of freehold).
Service Charge: £62.50 per month.
Pets are allowed with permission of the managing agent.

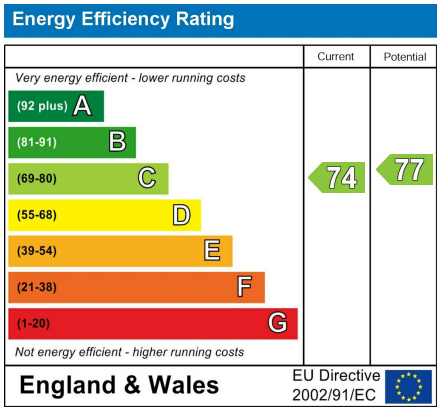
Services
Unconfirmed: gas, electric, telephone, mains water and drainage.

Council Tax
Band B - 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 fitments, or any other fixtures not expressly included, are part of the property offered for sale.

Ground Floor





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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The Property Ombudsman

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