



- Purpose Built First Floor Apartment
- Allocated Parking
- Short Walk to Town Centre, Train Station & Seafront
- 2 Double Bedrooms
- Communal Garden
- Recently Decorated Throughout
- Modern Fitted Kitchen & Shower Room
- SHARE OF FREEHOLD
- Viewings Welcome

Flat 6 Lavinia Court, Carter Street, Sandown, Isle of Wight, PO36 8DQ

£180,000

This immaculately presented first floor apartment forms part of an impressive purpose built development, located within easy walking distance of Sandown town centre, the local train station with direct ferry connections to the mainland, and the seafront with miles of sandy beaches and coastal paths to explore.

The recently decorated accommodation comprises an entrance hall with built-in storage, a lounge with a Juliette balcony, recently fitted kitchen and dining area, 2 double bedrooms, and a recently updated shower room. Additionally, the property benefits from an allocated parking space, and access to a well-maintained communal garden located at the rear of the building.

The beautifully presented interior, convenient location, allocated parking, and communal garden space makes this an ideal full-time or second home for anyone looking to enjoy Island life in one of its most popular coastal towns. A viewing is recommended to fully appreciate everything this fantastic PURPOSE BUILT apartment has to offer!



Accommodation

Communal Entrance

First Floor Landing

Private Hallway

Lounge

12'4 into bay x 12'5 (3.76m into bay x 3.78m)

Kitchen/Dining Room

13'1 x 7'9 (3.99m x 2.36m)

Bedroom 1

15'8 into bay x 9'6 (4.78m into bay x 2.90m)

Bedroom 2

9'7 x 8'10 (2.92m x 2.69m)

Shower Room

Outside

To the front of the building there is allocated parking and a communal bin store. The well-kept communal garden is located at the rear of the building.



Services

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

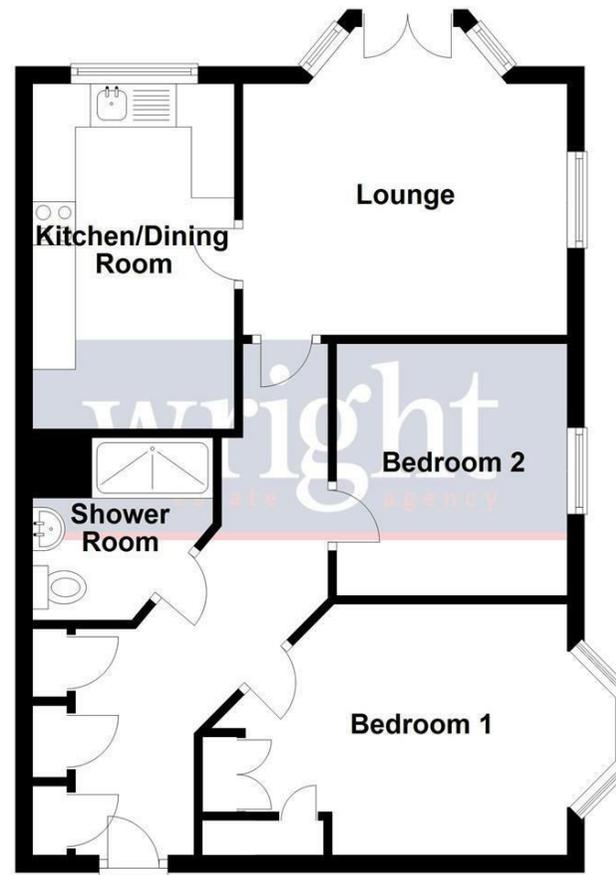
Council Tax

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 fittings, or any other fixtures not expressly included, are part of the property offered for sale.

First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	81
(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 Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

33 Regent Street, Shanklin, Isle of Wight, PO37 7AF

Phone: 01983 866822

Email: shanklin@wright-iw.co.uk

Viewing: Date Time