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wright  
estate agency



79b Blythe Way, Shanklin, PO37 7NL

£94,950

Located on the outskirts of Shanklin, this inviting first-floor flat is perfect for those seeking a comfortable and convenient living space. This delightful property features two bedrooms, making it an ideal choice for couples or individuals looking for extra room.

The flat boasts a lounge/diner and separate kitchen, providing a welcoming area for relaxation and entertainment. Natural light floods the space, creating a warm and inviting atmosphere. The flat would benefit from the kitchen being updated.

The notable advantages of this property are the private garden and allocated parking for one vehicle, a valuable asset in this popular area. Residents can enjoy the ease of access to local amenities, including shops, cafes, and beautiful beaches, all within a short distance.

This flat offers the perfect blend of comfort and convenience in a convenient setting. The current lease has a remaining term of 49 years, meaning the flat is only suitable for **CASH BUYERS**. We understand the lease can be extended at a cost of approximately £25,000 plus legal fees.



# Accommodation

## Entrance Hall

## Lounge/Diner

11'7 x 10'5 (3.53m x 3.18m)

## Kitchen

8'9 x 6'11 (2.67m x 2.11m)

## Bedroom 1

10'6 x 8'6 (3.20m x 2.59m)

## Bedroom 2

11'7 max x 6'11 (3.53m max x 2.11m)

## Bathroom

6'4 x 5'5 (1.93m x 1.65m)

## Outside

To the rear of the property there is an enclosed garden laid mainly to lawn. There is an allocated parking space in the adjacent car park.

## Lease Information

Lease Term - 49 years remaining. The lease can be extended at a cost of approximately £25,000 plus legal costs.

Service Charge - £447.47 per annum

Ground Rent - £50 per annum



## Services

Unconfirmed: electric, telephone, mains water and drainage.

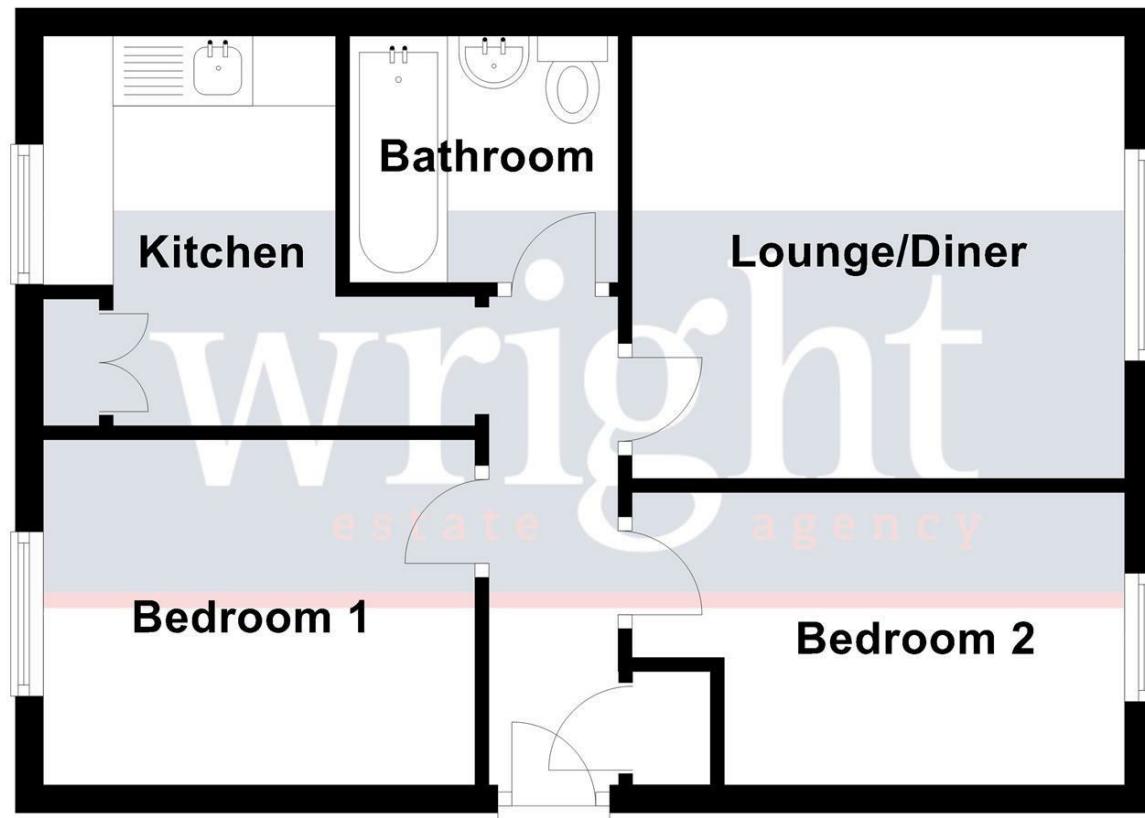
## Council Tax

Band A - 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		
(69-80) C		76
(55-68) D		
(39-54) E		
(21-38) F	29	
(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.

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<b>Viewing:</b>	Date .....	Time .....
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