

shanklin@wright-iw.co.uk

**wright**  
estate agency



- Purpose Built Ground Floor Apartment
- Modern Kitchen
- CHAIN FREE

- 2 Bedrooms
- Large Garage
- Ideal Full-Time Home or BTL Investment

- Large Lounge/Diner
- Private Garden
- Viewings Welcome

12 Fairmead Close, Lake, PO36 9HH

**£160,000**



This very well-presented ground floor apartment forms part of a purpose built development, tucked away in a quiet cul-de-sac, within easy walking distance of local shops, bus stops, Lake train station with direct ferry links to the mainland, and the seafront with miles of sandy beaches and coastal paths to explore.

The light and airy accommodation comprises a lounge/dining room, separate modern kitchen, 2 bedrooms, and a bathroom. Additionally, the property benefits from a large garage, and a private garden area located at the front of the property.

The convenient location, very well-presented accommodation, garage and private outside space makes this an ideal full-time home or BTL investment for anyone looking to take advantage of the many local amenities on offer. A viewing is recommended to fully appreciate everything this truly fantastic CHAIN FREE apartment has to offer.



## Accommodation

### Entrance Hall

### Lounge/Diner

14'4 x 11'9 (4.37m x 3.58m)

### Kitchen

9'4 x 7'10 (2.84m x 2.39m)

### Bedroom 2 (potential separate dining room)

9'4 x 8'3 (2.84m x 2.51m)

### Bedroom 1

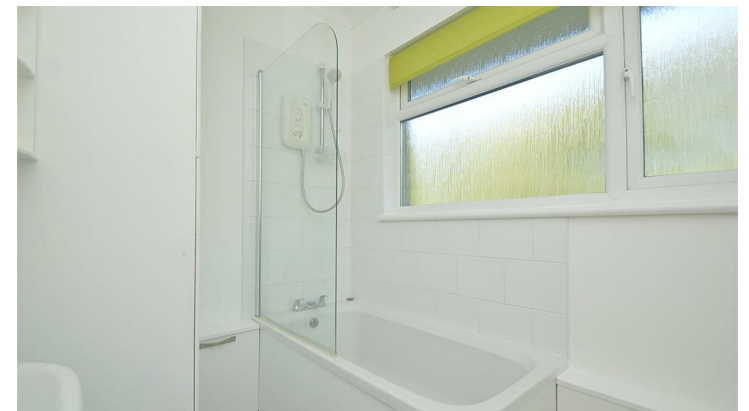
10'10 x 10'8 (3.30m x 3.25m)

### Bathroom

7'10 x 5'11 (2.39m x 1.80m)

### Outside

To the front of the property there is a private garden area, which is mainly laid to lawn with a patio area. The large garage (16'6 x 9'5 max) can be accessed from the rear of the building, along with resident's parking.



Services

Unconfirmed: electric, telephone, mains water and drainage.

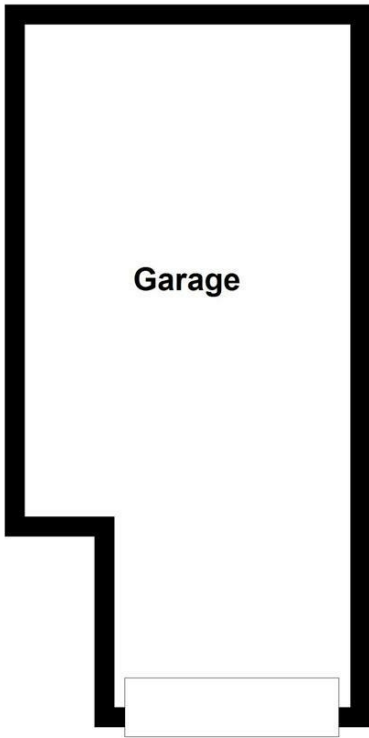
Council Tax

Band A - Please contact The Isle of Wight Council on 01983 823901.

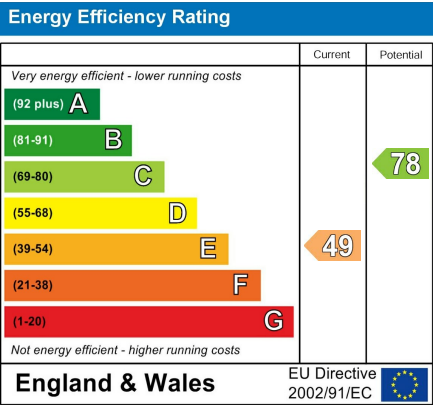
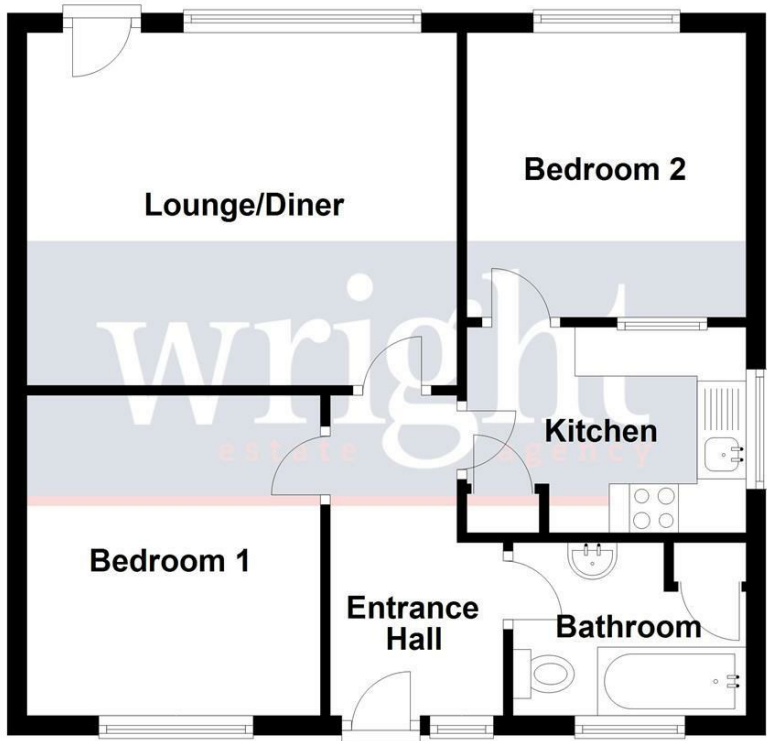
Agents Notes

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.

Ground Floor



Upper 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.



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



Phone: 01983 866822

Email: shanklin@wright-iw.co.uk



PROTECTED



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