



- Purpose Built First Floor Flat
- Separate Kitchen
- Ideal First Home or BTL Investment

- 2 Bedrooms
- Allocated Parking
- Close to Town, Train Station & Beach

- Large Lounge/Diner
- Newly Fitted Flooring Throughout
- Viewings Welcome

Flat 3, Fern Lodge East Yar Road, Sandown, PO36 9FG

**£145,000**

This light and airy first floor flat forms part of a purpose built block conveniently located within walking distance of the town centre, local train station and seafront with miles of sandy beaches and coastal paths to explore.

The surprisingly spacious accommodation comprises 2 bedrooms, large lounge/diner, separate kitchen and bathroom. Additionally, the property benefits from allocated parking and access to communal drying area and bin store.

The very convenient location and modern low maintenance accommodation makes this an ideal first home or BTL investment, and a viewing is recommended to appreciate everything this fantastic flat has to offer!



# Accommodation

**Communal Entrance**

**First Floor Landing**

**Private Entrance Hall**

**Lounge/Diner**

18'10 x 10'10 (5.74m x 3.30m)

**Kitchen**

10'9 x 6'9 (3.28m x 2.06m)

**Bedroom 1**

13'1 x 12'2 (3.99m x 3.71m)

**Bedroom 2**

9'8 x 6'9 (2.95m x 2.06m)

**Bathroom**

6'7 plus recess x 5'10 (2.01m plus recess x 1.78m)

**Outside**

To the front of the property there is a communal bin store area. To the side of the property there is allocated parking for the residents of Fern Lodge. To the rear of the property there is a communal drying area.

**Services**

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

**Council Tax**

Band B - Please contact The Isle of Wight Council.

**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		
(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.

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