



- Beautifully Presented 2nd Floor Apartment
- Modern Shower Room
- Communal Garden
- Open-Plan Lounge/Kitchen Area
- Short Walk to Town & Local Train Station
- Popular Seaside Town Location
- Large Double Bedroom
- Allocated & Visitor Parking
- Viewings Welcome

Flat 10 Ochiltree House, 45 Victoria Avenue, Shanklin, PO37 6LT

£145,000

This beautifully presented second floor apartment forms part of an impressive character building in the popular seaside town of Shanklin. The nearby town centre, local train station with mainland ferry connections, and the seafront are all within walking distance.

The immaculately presented accommodation comprises an open-plan lounge/kitchen, large double bedrooms, and a modern shower room. Additionally, the property benefits from an allocated parking space, and access to the large communal garden.

The tastefully decorated interior, convenient location and allocated parking makes this an ideal first home, weekend bolthole or buy to let investment. A viewing is recommended to fully appreciate everything this truly impressive apartment has to offer!



Accommodation

Communal Entrance

Second Floor Landing

Private Hallway

Lounge/Kitchen Area

16'9 max x 13'6 max (5.11m max x 4.11m max)

Bedroom

15' x 13'5 (4.57m x 4.09m)

Shower Room

5'4 x 5'1 (1.63m x 1.55m)

Outside

To the front of the building the car park provides allocated and visitor parking. To the rear of the building the large communal garden is laid mainly to lawn and features a variety of established trees.



Services

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

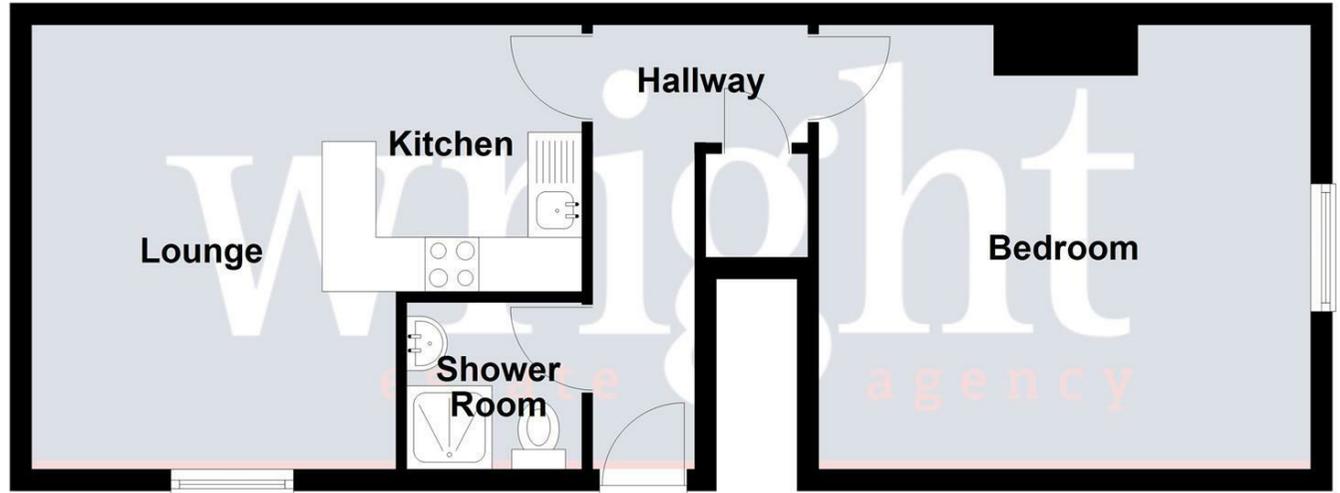
Council Tax

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.

Second Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		52	
(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