



- Purpose Built First Floor Apartment
- Allocated Parking
- Secure Storage Area

- 2 Double Bedrooms (1 En Suite)
- Popular Coastal Location
- Communal Gardens

- Balcony with FANTASTIC SEA VIEWS
- CHAIN FREE
- Viewings Welcome

12 Beech Court 10a Luccombe Road, Shanklin, PO37 6RQ

£239,950

Located on the outskirts of Shanklin Old Village, this delightful first-floor apartment offers a perfect blend of comfort and convenience. With two double bedrooms, this property is ideal for couples, or those seeking a peaceful retreat by the sea.

The apartment features a spacious lounge/dining room with a private balcony, providing a welcoming space for relaxation and entertaining guests. Natural light floods the area, creating a warm and inviting atmosphere. The bathroom and en suite add a touch of luxury and practicality, ensuring that morning routines are a breeze.

One of the standout features of this property is the allocated parking space, a valuable asset in this popular seaside town. Residents can enjoy the tranquillity of the area while being just a short distance from the beautiful beaches and local amenities that Shanklin has to offer.

This apartment is not only a comfortable home but also a fantastic opportunity for those looking to invest in a property in a sought-after location. With its appealing features and prime position, this purpose built apartment is sure to attract interest. Don't miss the chance to make this lovely property your own!



Accommodation

Communal Entrance

First Floor Landing

Hallway

Lounge/Dining Room

18'3 x 11'8 (5.56m x 3.56m)

Kitchen

10'8 x 7'9 (3.25m x 2.36m)

Bedroom 1

12'11 x 9'8 (3.94m x 2.95m)

En Suite

Bedroom 2

10'8 x 9'7 (3.25m x 2.92m)

Bathroom

Outside

To the rear of the building there is allocated parking and also further parking for residents and the lawned communal garden with seating. There is a storage space on the lower ground floor. With bin storage for residents to the front of Beech Court.

Lease Information

Service Charge £865 every 6 months.

Share of Freehold (no ground rent payable)

No holiday letting are permitted.



Services

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

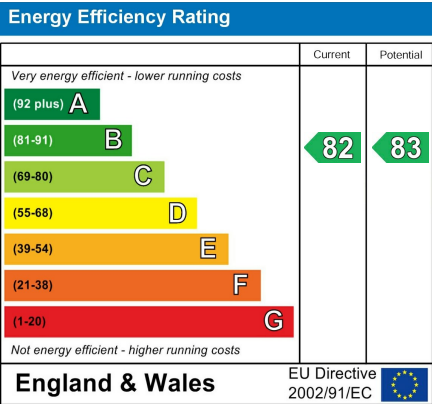
Council Tax

Band C - 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



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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PROTECTED



Viewing: Date Time