



- Wonderful Modern 1st Floor Apartment
- Allocated Parking Space & Visitor Parking
- Gas Central Heating

- 2 Double Bedrooms (1 En-Suite)
- Far Reaching Views At The Rear
- A Must View Home

- Large Lounge With Juliet Balcony
- Close To Amenities
- Family Bathroom

Flat 8 Grosvenor Court 9 Broadway, Sandown, PO36 9DQ

£195,000

Located in the popular seaside town of Sandown, this beautifully presented first-floor apartment offers a delightful living experience. With two well-proportioned bedrooms (1 en-suite) they are complemented with a modern bathroom. This home is ideal for those seeking comfort and convenience.

The apartment boasts a spacious lounge, ideal for relaxation or entertaining guests. The contemporary design is complemented by integrated appliances in the kitchen, ensuring that both style and functionality are at the forefront of this home. The modern building enhances the overall appeal, providing a fresh and inviting atmosphere. Situated conveniently near transport links, owners will also enjoy easy access to local amenities and the surrounding areas. This prime location makes commuting a breeze, allowing you to explore all that Sandown and beyond have to offer.

A viewing is highly recommended to fully appreciate the quality and charm of this exceptional apartment. Whether you are looking to buy as a full-time or as a second home, this property presents a wonderful opportunity to secure a stylish home in a sought-after location. Don't miss out on the chance to make this lovely apartment your own.



Accommodation

Communal Entrance

Stairs to the first floor.

Entrance Hallway

Lounge

16'2 into bay x 13'8 (4.93m into bay x 4.17m)

Kitchen

12'9 max x 8'3 max (3.89m max x 2.51m max)

Bedroom 1

13'8 x 7'5 plus wardrobes (4.17m x 2.26m plus wardrobes)

En-Suite Shower Room

5'7 x 3'11 (1.70m x 1.19m)

Bedroom 2

12'6 x 7'10 (3.81m x 2.39m)

Bathroom

6'11 x 5'8 (2.11m x 1.73m)

Outside & Parking

There is a communal outside drying area at the rear. The front of the building has visitor parking when available. The allocated parking space is located at the rear of the building for flat 8.



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		83	83
(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.

f33 Regent Street, Shanklin, Isle of Wight, PO37 7AF

tPhone: 01983 866822

@Email: shanklin@wright-iw.co.uk

Viewing: Date Time