

## Shanklin, Isle of Wight



- **2 Bedrooms**
- **First Floor Apartment**
- **Garage en-bloc**
- **Sought After Location**
- **Close to Town & Beach**



## About the property

This is a beautiful two bedroom purpose built apartment in a really handy spot for the town, beaches and an array of shops, cafés and eateries within your grasp. On approach to the apartment, you immediately notice how peaceful and tranquil it feels, tucked away just moments from the charming Old Village.

Step inside and you are welcomed by a very large entrance hall, creating a wonderful sense of space from the outset and offering excellent storage with large built-in cupboards – perfect for keeping everyday life neatly organised.

The property boasts two generously sized bedrooms and a delightful lounge complete with a private balcony, providing the ideal spot to relax and take the weight off your feet while enjoying far-reaching countryside views. The spacious kitchen is truly the hub of the home, offering ample worktop and cupboard space to show off your culinary skills and entertain with ease.

While the apartment would benefit from some modernisation in areas, it presents an exciting opportunity for a new owner to update and style to their own taste, adding value and creating a fantastic home. Further benefits include good internal storage throughout and a garage en-bloc for added convenience.

With the Old Village and theatre quite literally on your doorstep, there is never a dull evening and always something to enjoy in this vibrant seaside town. A superb opportunity to secure a well-proportioned apartment in a sought-after location within the ever-popular coastal town of Shanklin.

Local Authority - Isle of Wight Council  
Council Tax Band - C  
Tenure - Leasehold

## Accommodation

### GROUND FLOOR

Communal Entrance with Stairs

### FIRST FLOOR

Entrance Hall

Living Room 15'9 x 10'9

Balcony

Kitchen 10'4 x 10'4

Hallway 21'9 x 8'2 narrowing to 3'8

Bathroom 5'7 x 6'7

Bedroom 2 10'5 x 11'8

Bedroom 1 11'3 x 13'

### OUTSIDE

Garage en-bloc

Communal Gardens

## Useful Information

Here to help guide you through the buying process we have listed below some useful websites that provide relevant information regarding the property and location before making any decisions.

[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)  
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)  
[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)  
[www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)  
[www.ukradon.org](http://www.ukradon.org)  
[www.fensa.org.uk](http://www.fensa.org.uk)  
[www.nesltd.co.uk](http://www.nesltd.co.uk)  
<http://list.english-heritage.org.uk>

## CONTACT US

Ground Floor  
Trigg House  
Monks Brook  
St. Cross Business Park  
Newport  
Isle of Wight  
PO30 5WB

Tel: 01983 525710  
Email: [sales@triggiov.co.uk](mailto:sales@triggiov.co.uk)

## Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

**01983 525710**

**[triggiov.co.uk](http://triggiov.co.uk)**

| Energy Efficiency Rating                           |         |           |
|--|---------|-----------|
|  | Current | Potential |
| <i>Very energy efficient - lower running costs</i> |         |           |
| (92 plus) <b>A</b>                                 |         |           |
| (81-91) <b>B</b>                                   |         |           |
| (69-80) <b>C</b>                                   | 71      | 71        |
| (55-68) <b>D</b>                                   |         |           |
| (39-54) <b>E</b>                                   |         |           |
| (21-38) <b>F</b>                                   |         |           |
| (1-20) <b>G</b>                                    |         |           |
| <i>Not energy efficient - higher running costs</i> |         |           |