

## Shanklin, Isle of Wight



- **1 Bedroom ground floor apartment**
- **Parking for residents and visitors**
- **Private garden**
- **Superbly presented**
- **Walking distance of Town**



## About the property

A beautifully well presented ground floor apartment in the heart of Shanklin. This well sized, 1 bedroom property comes to the market in excellent condition and in a convenient location, whilst offering both a private garden and off road parking for you and your visitors.

A flat, short walk into the shops of Shanklin town centre with its array of cafes, bars and restaurants as well as local daily amenities too. Those looking to commute will also find the Shanklin train station which links to Ryde pier head plus regular bus routes. The charming old village and sandy beaches are all within easy reach too.

A property that is clearly very well cared for with light, bright and airy accommodation. The property also offers plenty of character too. The lounge is well sized with a modern kitchen/breakfast room at the rear which opens onto the private rear garden, which then is furthered by a communal garden area too. There is a well sized double bedroom plus a recently refitted shower room which offers high end fixtures and fittings.

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

## Accommodation

### GROUND FLOOR

Entrance hall

Lounge 13'3 x 13'3

Kitchen/Diner 11'8 x 11'3

Bedroom 1 10'4 x 10'

Shower Room

### OUTSIDE

Front garden

Rear garden

Allocated off road parking for 2 cars

## 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

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## Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

**01983 525710**

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

