

Regent Street, Shanklin, Isle Of Wight, PO37 7BP



- **Central Shanklin Location**
- **Ground Floor Apartment**
- **Two Bedrooms**
- **Secure Entry System**
- **Allocated Parking Space**



About the property

A conveniently located ground floor apartment situated in the heart of Shanklin, offering an excellent opportunity for those who want to be close to all amenities the town has to offer, including commuting

The apartment offers well-proportioned accommodation and has a cosy lounge, two bedrooms, bathroom with shower over and plenty of storage space in the kitchen. There are two means of entry into the building with secure entry system and one of the entrances located by the apartment which leads you to the car park where you have an important allocated parking space.

The property is ideally positioned for access to the many amenities Shanklin has to offer, including a variety of shops, cafés, restaurants and local services. Shanklin's picturesque Old Village, famous sandy beach and esplanade are also within easy reach, while the town's railway station provides convenient connections across the island.

Council Tax Band: B

Useful Information

Here to help guide you through the 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
www.landregistry.gov.uk
www.gov.uk/green-deal-energy-saving-measures
www.homeoffice.gov.uk
www.ukradon.org
www.fensa.org.uk
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

triggioiw.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		