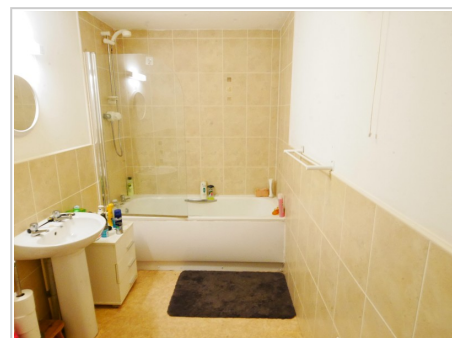
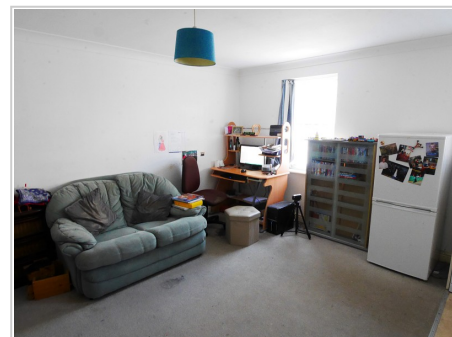


**Pound Lane,
Ventnor,
Isle Of Wight.
PO38 1HY**

109,950



- Ground floor apartment
- Two bedrooms
- Investment opportunity
- Close to town centre
- Double glazing
- Well Presented
- Gas Central Heating
- Modern



Ref: PRA11740

Viewing Instructions: Strictly By Appointment Only

General Description

A light, airy & spacious ground floor two bedroom apartment situated in a convenient location close to the town centre and within easy reach of Ventnor Esplanade and the local beach.

Accommodation

Entrance

Communal door into communal entrance. Private door into apartment.

Entrance Hall

Intercom phone system, storage cupboard.

Kitchen/lounge (14' 0" x 17' 10") or (4.27m x 5.44m)

Double glazed windows to rear, range of wall and base units, stainless steel one and a half bowl single drainer sink unit. Fitted double oven and grill, ceramic hob with extraction fan over, plumbing for washing machine, electric wall heater, cupboard housing hot water cylinder.

Bedroom 1 (13' 03" x 9' 01") or (4.04m x 2.77m)

Double glazed window to front.

Bedroom 2 (8' 08" x 5' 10") or (2.64m x 1.78m)

Double glazed window to front.

Bathroom

Panelled bath with shower over, pedestal basin, low level WC.

Services

Mains electricity, mains water, mains gas, mains drainage

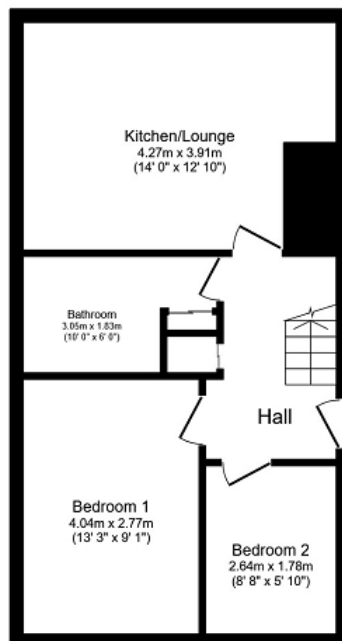
EPC Rating:75

Tenure

We are informed that the tenure is Not Specified

Council Tax

Band Not Specified



Floor Plan

Total floor area 47.3 sq.m. (509 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.