

Landguard Manor Road,
Shanklin,
Isle Of Wight.
PO37 7HZ

220,000



- Ground floor apartment
- Spacious accommodation
- Four bedrooms
- Gas central heating
- Close to town centre
- Private garden
- Garage and parking
- 800 year lease from 1.12.82 at a peppercorn rent

Ref: PRA11758

Viewing Instructions: Strictly By Appointment Only

General Description

TO BE AUCTIONED 30th OCTOBER 2024.. GUIDE £220-£230,000. This spacious & versatile apartment occupies the ground floor of an attractive Victorian Villa. Situated in a sought after area of Shanklin, it is conveniently located close to the town centre (a 5 min walk), the railway station and all of the main bus routes. The accommodation is extremely spacious and versatile comprising a large lounge, kitchen, four bedrooms, bathroom, utility room and a separate cloakroom. In addition, there is a separate outbuilding in the rear garden and a detached garage.

Accommodation

Entrance

Opaque 1/2 glazed door into spacious Entrance Hallway with access to inner reception area.

Lounge (16' 02" x 12' 11") or (4.93m x 3.94m)

UPVC double glazed bay window to front, X2 radiators, brick built fireplace and surround.

Bedroom 1 (12' 11" x 15' 0") or (3.94m x 4.57m)

UPVC double glazed window to front and UPVC double glazed bay window to side. X2 radiators.

Bedroom 2 (12' 02" x 11' 11") or (3.71m x 3.63m)

UPVC double glazed window to side. Radiator.

Bedroom 3 (9' 10" x 12' 10") or (3.00m x 3.91m)

UPVC double glazed window to rear. Radiator.

Study (8' 05" x 8' 04") or (2.57m x 2.54m)

UPVC double glazed window to side.

Kitchen/ Breakfast Room (13' 02" x 12' 06") or (4.01m x 3.81m)

Range of wall and base units with roll top work surfaces, built in oven and grill, inset four ring gas hob, stainless steel single drainer sink unit, plumbing for washing machine. Radiator.

Utility Room (9' 10" x 7' 07") or (3.00m x 2.31m)

Plumbing for washing machine, space for fridge freezer. Wall mounted gas boiler.

Shower Room

Enclosed shower cubicle, low level WC, pedestal basin, radiator.

Separate W/c

Low level WC, wash basin.

Outside

A tarmac driveway provides ample parking to the front and leads to a detached garage. There is also a small lawned garden. To the rear is a private enclosed garden, laid mainly to lawn with a decked seating area and a summerhouse.

Services

EPC Rating:66

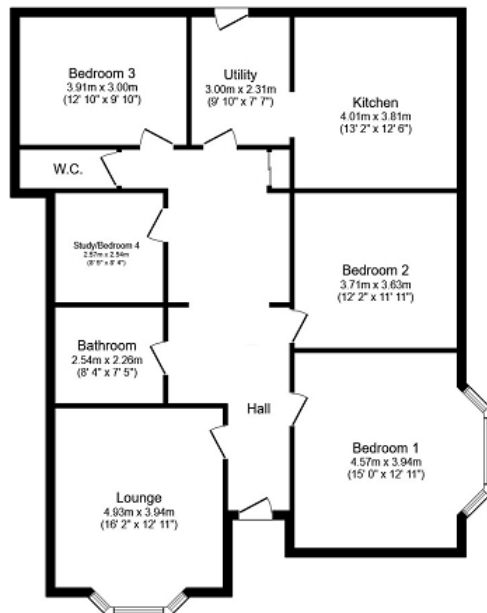
Tenure

We are informed that the tenure is Not Specified

Council Tax

Band Not Specified





Floor Plan

Floor area 124.6 m² (1,341 sq.ft.)

TOTAL: 124.6 m² (1,341 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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