

Shanklin, Isle of Wight



- **1 Bedroom Apartment**
- **Allocated Parking**
- **Long Lease**
- **Central Location**
- **Perfect for First Time Buyers**



About the property

Situated in the heart of Shanklin, this charming one-bedroom, second-floor apartment offers a perfect blend of modern living and coastal convenience. With its prime location just steps from the bustling High Street and within easy walking distance of the Esplanade and local train station, this property is ideal for those seeking a relaxed yet connected lifestyle. Whether you're a first-time buyer, downsizer, or looking for a seaside retreat, this apartment ticks all the right boxes.

Inside, the property boasts a spacious lounge diner, offering plenty of room for both relaxation and entertaining. The fitted kitchen features modern appliances and sleek finishes, making it both functional and stylish. The contemporary Shower Room has also been recently upgraded, ensuring a fresh, modern feel throughout the home.

The large double bedroom is generously proportioned, providing ample space for storage and a comfortable retreat at the end of the day. An added bonus is the allocated parking, a rare convenience in such a central location, ensuring hassle-free parking at any time.

The apartment benefits from a secure entry phone system and communal entrance, offering both privacy and peace of mind. Whether you're taking a stroll along the Esplanade, enjoying local cafes, or commuting via the nearby train station, this property offers a fantastic opportunity to embrace coastal living with all the modern comforts. Viewings are highly recommended—don't miss out on making this wonderful apartment your new home.

Local Authority - Isle of Wight Council
Council Tax Band - A
Tenure - Share of Freehold

Accommodation

GROUND FLOOR

Communal Entrance

Stairs to

SECOND FLOOR

Entrance Hall

Lounge Area 15'1 x 11'7

Kitchen Area 10'1 x 6'6

Bedroom 11'4 x 10'8

Shower Room

OUTSIDE

Gated Private Parking

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
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>

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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

triggiov.co.uk

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		81
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		