

Shanklin, Isle of Wight



- **Two bedrooms**
- **Parking**
- **Close to the town centre**
- **Ideal first purchase or buy to let**
- **Chain Free**



About the property

Shanklin is a thriving seaside town that offers a busy and comprehensive High Street, stunning coastline and golden sandy beaches. Nowhere is far on foot and within minutes you can enjoy all that this area has to offer. A practical and eclectic mix of shops, eateries and bars, not to mention the famous cliff path with its stunning coastal views with access to the glorious sandy beaches and waterfront attractions.

This apartment is perfectly placed on the popular and sort after Queens Road. Located minutes from the beach, where there's plenty to see and do along the Esplanade, whether its relaxing by the shore or grabbing a bite at one of the many restaurants. Local transport links are within easy access of the apartment, you'll find Shanklin main bus stop and train station within a few minutes' walk.

Internally, located on the ground floor, the apartment is entered by an inner shared porch. Once inside the property you are greeted with a light and bright hallway. From this space, all other rooms are accessed. A good sized double bedroom and at rear of the property is the large living room overlooking the greenery of the surrounding gardens. On from this you will find the second bedroom, family bathroom and a modern fitted kitchen.

The property is perfect for anyone looking to buy their first property, downsize, have a holiday home by the sea or as an investment property. The property has a good and long track record as a rental property and any investor could pick up where the current owners have left off. The property also benefits from a share of the freehold with a long lease in place.

Council Tax Band A

Accommodation

GROUND FLOOR

Communal Hall

Private Hallway

Bedroom 1 10'5 x 10'5

Bedroom 2 8'5 x 7'11

Bathroom

Living Room 13'4 x 10'3

Kitchen 16'5 x 6'2

OUTSIDE

Parking to front

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>

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

triggiov.co.uk

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			